

Marcell Morrell**
Area Vice President & Associate General Counsel-
Regional Operations (East)

Anthony P. Gillman**
Assistant General Counsel

Attorneys*
Kimberly Caswell
M. Eric Edgington
Ernesto Mayor, Jr.
Elizabeth Blerner Sanchez

* Licensed in Florida
** Certified in Florida as Authorized House Counsel

GTE SERVICE CORPORATION

One Tampa City Center
201 North Franklin Street (33602)
Post Office Box 110, FLTC0007
Tampa, Florida 33601-0110
813-483-2608
813-204-8870 (Facsimile)

April 10, 1998

Ms. Blanca S. Bayo, Director
Division of Records & Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 970990-TL
Proposed tariff filing by GTE Florida Incorporated to transfer a portion
of the Sarasota exchange into the Bradenton exchange

Dear Ms. Bayo:

ACK _____ Please find enclosed an original and fifteen copies of Late-Filed Exhibit Nos. 1, 2, 3, 4,
AFA _____ and 6 of Charles M. Scobie on behalf of GTE Florida Incorporated for filing in the
APP _____ above matter. Service has been made as indicated on the Certificate of Service. If
CAF _____ there are any questions regarding this matter, please contact me at (813) 483-2617.

CMU _____ Very truly yours,

CTR _____ *Anthony P. Gillman*

EAG _____
LEG _____ Kimberly Caswell

LIN _____ *04-13*

OPC _____ KC:tas
RCH _____ Enclosures

SEC _____
WAS _____ RECEIVED & FILED

OTH _____
FPSC-BUREAU OF RECORDS

A part of GTE Corporation

L-F Exhs filed w/Exh pouch.

RECEIVED
APR 10 10 55 AM '98
ADMINISTRATION
MAIL ROOM

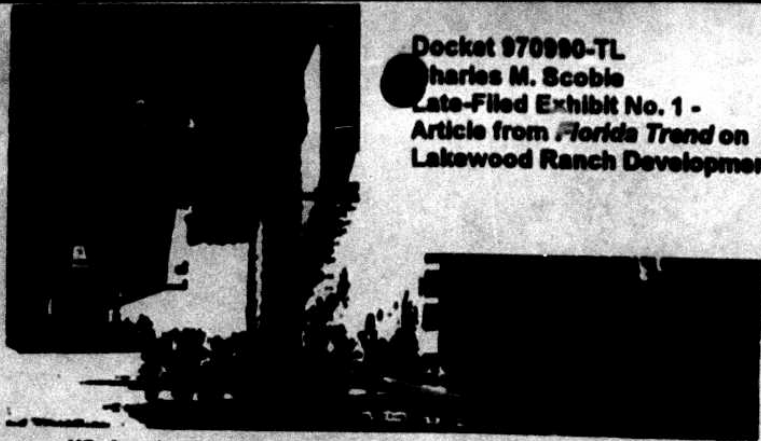
DOCUMENT NUMBER-DATE

04139 APR 10 98

FPSC-RECORDS/REPORTING

such as mother-in-law suites or quarters for a maid or nanny. As the extended family is very commonplace among Hispanics, this should be appealing for that portion of the Kendall market."

A TND development that's further along is Haile Village Center, a 200-home project by Robert Kramer and Matthew Kasel within the 1,700-acre Haile Plantation development west of Gainesville. When completed, Haile Village Center will include single-family homes, multi-family units, a 50-unit assisted care facility, a lodge and conference center, and apartments above the 200,000-square-foot downtown retail/office center. "One of the



Window: Inspired by Scobie but designed to be more sophisticated.

Docket 970990-TL
Charles M. Scobie
Late-Filed Exhibit No. 1 -
Article from *Florida Trend* on
Lakewood Ranch Development

TND OR NOT TND

A Hybrid Approach

Lakewood Ranch developers try to fuse neo-traditional design and the hard realities of the marketplace.

By David Villano

The traditional neighborhood design (TND) community to watch in Florida may be Lakewood Ranch off I-75 in Manatee and Sarasota counties. Upon projected build-out in 2015, the 5,500-acre development will include a commercial district, corporate center, schools, medical facilities and as many as 7,000 single-family homes. The project's developers, SMR Communities, have structured the development (in part by using Commu-

Ca. Schroeder-Manatee owns the 28,000-acre Schroeder-Manatee Ranch that surrounds Lakewood Ranch, giving the project virtually limitless room for expansion.

But is Lakewood Ranch really a TND community? At first glance, the community shows many features of traditional neighborhood design: homes with large porches facing the street; a network of lanes, parks and green space linked together by miles of footpaths; drugstores, dry cleaners and other business services within walking distance. Developers envision a self-contained town where residents can work, study and play all within a few blocks of home. "We've tried to tie everything together," says Roger Postlethwaite, president of Sarasota's SMR Communities. "We're continually driven by the belief that community is created by the interaction of people. As developers, our toughest challenge is finding ways to facilitate that."

A closer look at Lakewood Ranch, however, shows a development crafted by SMR Communities' market research department. Included are some design and planning elements that TND purists say promote sprawl and civic disengagement. For example: cul-de-sacs, a TND no-no, abound; and at least two of the development's five "villages" will be gated. More heretical to TND orthodoxy is Lakewood Ranch's segregation of homebuyers along lifestyle and socio-economic lines. Some neighborhoods have been designed for first-time buyers, while others are meant to appeal to empty-nesters, affluent retirees

or couples with growing families.

Postlethwaite rejects the charge that Lakewood Ranch is essentially a conventional, old-school community with a bit of TND window-dressing. He says Lakewood Ranch, like a growing number of other planned communities around the country, is a sensible fusion of TND theory with the cold, hard realities of the marketplace. For example, SMR's research revealed that affluent buyers prefer walled communities. It also revealed, to the developer's surprise, a dislike for community designs that encourage socio-economic mingling.

"If you want to be successful, you have to give people what they want," says Jim Doyle, vice president, marketing for SMR Communities. "A lot of these ideas for creating a traditional neighborhood environment sound great, but not all of them make sense from a marketing standpoint."

Research continues at Lakewood Ranch long after homebuyers move in. As an example, Postlethwaite tells of a recent neighborhood "focus group" meeting of lake front property residents. Following their suggestions, the developers added a wharf, boat ramps and altered landscaping. He believes that kind of responsiveness encourages civic involvement and strengthens community bonds more than allegiance to a philosophical approach that mandates through-streets, front porches and corner drugstores.

Postlethwaite says his formula is a proven success. When he led the development team at The Meadows, a planned community in Sarasota County, Meadows residents consistently recorded the highest voter turnout rate in the county. Should a developer care whether residents show their civic engagement by turning out to vote? "If he doesn't," Postlethwaite says, "he should be in another business." □



Lakewood Ranch in Manatee and Sarasota counties could become a small city.

nity Development Bonds to pay for huge infrastructure requirements) so that it has a quasi-governmental identity. Some see a new city emerging as the project grows. SMR is a division of Schroeder-Manatee Inc., which is controlled by Milwaukee's Uihlein family, founders of Schlitz Brewing

Cost Analysis to Put in Remote Switch

The decision to utilize a remote switch unit to serve the Lakewood Ranch development was predicated on the requirement to provide enhanced services such as ISDN-PRI and ISDN-BRI. There was no switch in the Bradenton Exchange capable of providing the requested features.

The cost components of the remote switch solution are:

- Remote switch	\$1,000,000
- Land and building	100,000
- Fiber facilities	400,000

The fiber facilities connect the remote switch to a Lucent Technologies 5ESS base unit in Sarasota Main.

The planning called for the placement of a 5ESS Base Unit centrally located in the total planned development. This base unit would be placed as the development grows and the remote switch would be re-homed to that base unit which would substantially shorten the span from the Remote to the Base Unit as well as shorten the remaining customers' loop lengths.

The total budgetary cost of a new Base Unit to serve the total planned Lakewood Ranch development was:

- Base Unit	\$1,500,000
- Land and building	700,000
- Trunking	1,000,000
- Cabling	1,000,000
- Power and misc	600,000

The budgetary estimate to serve the total development from a Base Unit and Remote configuration is approximately \$6.3 million.

Because of the requirement of ISDN and other features, there was not an alternative to serve the development from Subscriber Line Carrier (SLC) homed back to a Bradenton central office. However, the alternative to serve the total development utilizing SLC's homed back to Bradenton Bay without ISDN capability would be priced out as follows:

- SLC5 Remote Terminals (RT)	\$4,500,000
- SLC5 Central Office Termination	450,000
- Spans to Interface RT's to Switch	864,000
- Facilities to Connect SLC's to Switch	658,000

Least Cost Alternative to Serve Sarasota Polo Club from Sarasota Exchange

One alternative in providing service to the new Lakewood Ranch development that was discussed at the hearing was to serve the Sarasota Polo Club from the Sarasota Exchange where it physically resides. The least cost method of serving both the business and residential customers that reside south of University Parkway and east of Deer Drive would be to serve them from Sarasota Springs central office where they are physically located.

A new Subscriber Line Carrier (SLC) is being installed on the extension of Lorraine Road that runs between University Parkway and Fruitville Road. The SLC should be installed by the end of April, 1998. Prior to this time there was no extension of Lorraine Road and therefor no route to serve that area from Sarasota Springs.

The total cost of serving this area from the new SLC in Sarasota Springs central office is approximately \$20,000 and consists of installing a crossbox to serve the Polo Club and cabling to get from the SLC to the crossbox.

This alternative could be accomplished in 30 to 60 days after being ordered.

This alternative would require the use of Sarasota Springs telephone numbers rather than either the new numbers the customers have or the old Sarasota Northside numbers they previously had.

**How GTE Serves Fruitville Road and South and Southeast of the
Sarasota Polo Club**

The development east of Interstate 75 and north of Fruitville Road currently consists of a recreational vehicle travel park, mobile home park, some individual single family homes and an industrial business park that are served from the Sarasota Springs central office in the Sarasota exchange. This development runs approximately one mile north of Fruitville Road. The Sarasota Polo Club grounds and the new Lakewood Ranch office park run approximately one mile south of University Parkway. The remaining area of approximately one mile of undeveloped land between the two areas of development running east from the Interstate are controlled by Schroeder Manatee, Inc., the developer of Lakewood Ranch. Due to the nature of the land and the use of it as a dirt quarry, there are no current plans for development of the property.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that copies of Late-Filed Exhibit Nos. 1, 2, 3, 4, and 6 of Charles M. Scobie on behalf of GTE Florida Incorporated in Docket No. 970990-TL were sent via U.S. mail on April 9, 1998, to the parties listed below.

Mary Beth Keating, Staff Counsel
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

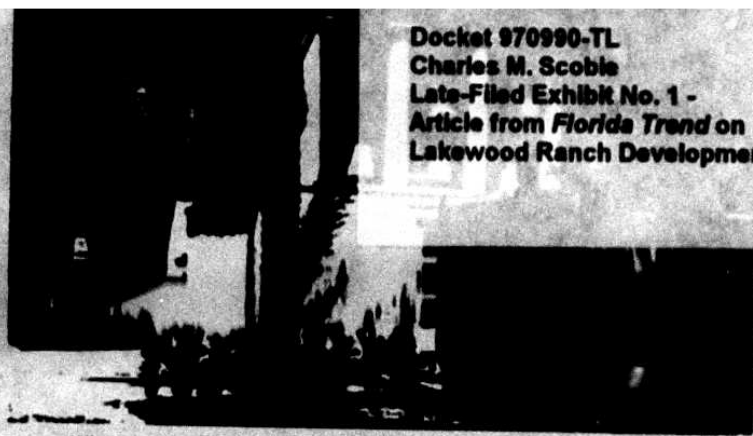
Nancy H. Sims
BellSouth Telecommunications, Inc.
150 S. Monroe Street, Suite 400
Tallahassee, FL 32301-1556

Johnnie Copeland
Sarasota Equine Association
8325 Whiskey Pond Lane
Sarasota, FL 34240

Kimberly Caswell
for Kimberly Caswell

such as mother-in-law suites or quarters for a maid or nanny. As the extended family is very commonplace among Hispanics, this should be appealing for that portion of the Kendall market."

A TND development that's further along is Haile Village Center, a 200-home project by Robert Kramer and Matthew Kaskel within the 1,700-acre Haile Plantation development west of Gainesville. When completed, Haile Village Center will include single-family homes, multi-family units, a 50-unit assisted care facility, a lodge and conference center, and apartments above the 200,000-square-foot downtown retail/office center. "One of the



Window: Inspired by Seaside but designed to be more sophisticated.

Docket 970990-TL
Charles M. Scobie
Late-Filed Exhibit No. 1 -
Article from Florida Trend on
Lakewood Ranch Development

TND OR NOT TND

A Hybrid Approach

Lakewood Ranch developers try to fuse neo-traditional design and the hard realities of the marketplace.

By David Villano

The traditional neighborhood design (TND) community to watch in Florida may be Lakewood Ranch off I-75 in Manatee and Sarasota counties. Upon projected build-out in 2015, the 5,500-acre development will include a commercial district, corporate center, schools, medical facilities and as many as 7,000 single-family homes. The project's developers, SMR Communities, have structured the development (in part by using Commu-

Co. Schroeder-Manatee owns the 28,000-acre Schroeder-Manatee Ranch that surrounds Lakewood Ranch, giving the project virtually limitless room for expansion.

But is Lakewood Ranch really a TND community? At first glance, the community shows many features of traditional neighborhood design: homes with large porches facing the street; a network of lakes, parks and green space linked together by miles of footpaths; drugstores, dry cleaners and other business services within walking distance. Developers envision a self-contained town where residents can work, study and play all within a few blocks of home. "We've tried to tie everything together," says Roger Postlethwaite, president of Sarasota's SMR Communities. "We've continually driven by the belief that community is created by the interaction of people. As developers, our toughest challenge is finding ways to facilitate that."

A closer look at Lakewood Ranch, however, shows a development crafted by SMR Communities' market research department. Included are semi-design and planning elements that TND purists say promote sprawl and civic disengagement. For example: cul-de-sacs, a TND no-no, abound; and at least two of the development's five "villages" will be gated. More heretical to TND orthodoxy is Lakewood Ranch's segregation of homebuyers along lifestyle and socio-economic lines. Some neighborhoods have been designed for first-time buyers, while others are meant to appeal to empty-nesters, affluent retirees

or couples with growing families.

Postlethwaite rejects the charge that Lakewood Ranch is essentially a conventional, old-school community with a bit of TND window-dressing. He says Lakewood Ranch, like a growing number of other planned communities around the country, is a sensible fusion of TND theory with the cold, hard realities of the marketplace. For example, SMR's research revealed that affluent buyers prefer walled communities. It also revealed, to the developer's surprise, a dislike for community designs that encourage socio-economic mingling.

"If you want to be successful, you have to give people what they want," says Jim Doyle, vice president, marketing for SMR Communities. "A lot of these ideas for creating a traditional neighborhood environment sound great, but not all of them make sense from a marketing standpoint."

Research continues at Lakewood Ranch long after homebuyers move in. As an example, Postlethwaite tells of a recent neighborhood "focus group" meeting of lake front property residents. Following their suggestions, the developers added a wharf, boat ramps and altered landscaping. He believes that kind of responsiveness encourages civic involvement and strengthens community bonds more than allegiance to a philosophical approach that mandates through-streets, front porches and corner drugstores.

Postlethwaite says his formula is a proven success. When he led the development team at The Meadows, a planned community in Sarasota County, Meadows residents consistently recorded the highest voter turnout rate in the county. Should a developer care whether residents show their civic engagement by turning out to vote? "If he doesn't," Postlethwaite says, "he should be in a different business."



Lakewood Ranch in Manatee and Sarasota counties could become a small city.

nity Development Bonds to pay for huge infrastructure requirements) so that it has a quasi-governmental identity. Some see a new city emerging as the project grows. SMR is a division of Schroeder-Manatee Inc., which is controlled by Milwaukee's Uihlein family, founders of Schlitz Brewing

FLORIDA PUBLIC SERVICE COMMISSION
 DOCKET NO. 970990-TL EXHIBIT NO. 1
 WITNESS: SCOBIE / OTEFL
 DATE: 3/27/98

DOCUMENT NUMBER-DATE

04138 APR 10 98

FPSC RECORDS SECTION

Cost Analysis to Put in Remote Switch

The decision to utilize a remote switch unit to serve the Lakewood Ranch development was predicated on the requirement to provide enhanced services such as ISDN-PRI and ISDN-BRI. There was no switch in the Bradenton Exchange capable of providing the requested features.

The cost components of the remote switch solution are:

- Remote switch	\$1,000,000
- Land and building	100,000
- Fiber facilities	400,000

The fiber facilities connect the remote switch to a Lucent Technologies 5ESS base unit in Sarasota Main.

The planning called for the placement of a 5ESS Base Unit centrally located in the total planned development. This base unit would be placed as the development grows and the remote switch would be re-homed to that base unit which would substantially shorten the span from the Remote to the Base Unit as well as shorten the remaining customers' loop lengths.

The total budgetary cost of a new Base Unit to serve the total planned Lakewood Ranch development was:

- Base Unit	\$1,500,000
- Land and building	700,000
- Trunking	1,000,000
- Cabling	1,000,000
- Power and misc	600,000

The budgetary estimate to serve the total development from a Base Unit and Remote configuration is approximately \$6.3 million.

Because of the requirement of ISDN and other features, there was not an alternative to serve the development from Subscriber Line Carrier (SLC) homed back to a Bradenton central office. However, the alternative to serve the total development utilizing SLC's homed back to Bradenton Bay without ISDN capability would be priced out as follows:

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET NO. 970990-TL EXHIBIT NO. 2 LF
COMPANY: SCOBIE/GTEFL
WITNESS: SCOBIE/GTEFL
DATE: 3/27/98

- SLC5 Remote Terminals (RT)	\$4,500,000
- SLC5 Central Office Termination	450,000
- Spans to Interface RT's to Switch	864,000
- Facilities to Connect SLC's to Switch	658,000

DOCKET
NO. 970990-IL EXHIBIT NO. 3
COMPANY/
WITNESS: SCOBBE / ORELL
DATE: 3/27/53

Docket 970990-TL
Charles M. Scobie
Late-Filed Exhibit No. 4

**How GTE Serves Fruitville Road and South and Southeast of the
Sarasota Polo Club**

The development east of Interstate 75 and north of Fruitville Road currently consists of a recreational vehicle travel park, mobile home park, some individual single family homes and an industrial business park that are served from the Sarasota Springs central office in the Sarasota exchange. This development runs approximately one mile north of Fruitville Road. The Sarasota Polo Club grounds and the new Lakewood Ranch office park run approximately one mile south of University Parkway. The remaining area of approximately one mile of undeveloped land between the two areas of development running east from the Interstate are controlled by Schroeder Manatee, Inc., the developer of Lakewood Ranch. Due to the nature of the land and the use of it as a dirt quarry, there are no current plans for development of the property.

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET
NO. 970990-TL EXHIBIT NO. 4 ^{LF}
COMPANY/ SCOBIE/GTEFL
WITNESS:
DATE: 3/27/98

EXH 5

SARASOTA EQUINE ASSOCIATES

JCHANNIE F. COPELAND, Jr., D.V.M.

8325 WHISKEY POND LANE
SARASOTA, FLORIDA 34240
(941) 355-7759

WILLIAM J. MCGINTY, D.V.M.



THE UNDERSIGNED PEOPLE ARE SHOWING THEIR HORSES AT THE FOXLEA SHOWGROUNDS IN VENICE FLORIDA. THEY HAVE EXPRESSED CONCERN OVER CALLING A LONG DISTANCE TELEPHONE NUMBER WHEN IN NEED OF EMERGENCY VETERINARY SERVICES. THEY WOULD BE MORE APT TO CALL A LOCAL NUMBER FEELING THEY WOULD OBTAIN A MORE QUICK RESPONSE.

NAME	TELEPHONE	STATE
Nalerie Williams	941-9251338	FL
Judy Powell	941-637-9813	FL
Patti Whiteaker	941-639-4896	FL
Rubie Lee Snyffling	941-485-5096	FL
Bonda Zapp	941-675-7984	FL
Kim Shouse	941-767-0235	FL
Ree Walea	941-993-0161	FL
Garnette Jussee	941-993-0568	FL
Emily Millican	941-923-5022	FL
Rada Shannon	941-993-8644	FL
Holly Purvis	941-494-2015	FL

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET NO. 170990-TR EXHIBIT NO. 5
COMPANY/ WITNESS: McGinty

SARASOTA EQUINE ASSOCIATES

JOHNNIE F. COPELAND, Jr., D.V.M.

8325 WHISKEY POND LANE
SARASOTA, FLORIDA 34240
(941) 355-7759

WILLIAM J. MCGINTY, D.V.M.



THE UNDERSIGNED PEOPLE ARE SHOWING THEIR HORSES AT THE FOXLEA SHOWGROUNDS IN VENICE FLORIDA. THEY HAVE EXPRESSED CONCERN OVER CALLING A LONG DISTANCE TELEPHONE NUMBER WHEN IN NEED OF EMERGENCY VETERINARY SERVICES. THEY WOULD BE MORE APT TO CALL A LOCAL NUMBER FEELING THEY WOULD OBTAIN A MORE QUICK RESPONSE.

NAME	TELEPHONE	STATE
KATHI Baker	941-484-4321	FL
Tom: Smith	352-344-8626	FL
Whizzer Baker	813-862-2946	FL
Reg Edmonson	941-484-4687	FL
Audy Moorman	941-493-8423	FL
Ann Kruger	941-493-4903	FL
Markoff	954 434 4937	FL
Sandra Jensen	941-377-7598	FL
Mary Welch	954 524 7727	FL
Linda Wooten	561 686 0483	FL
Jane a Pland	941-925-1108	FL
Narvon Johnson	941-983-7505	FL
Beverly W. Lang	561 790-2683	FL
	941 222-2144	FL

SARASOTA EQUINE ASSOCIATES

JOHNNIE F. COPELAND, Jr., D.V.M.

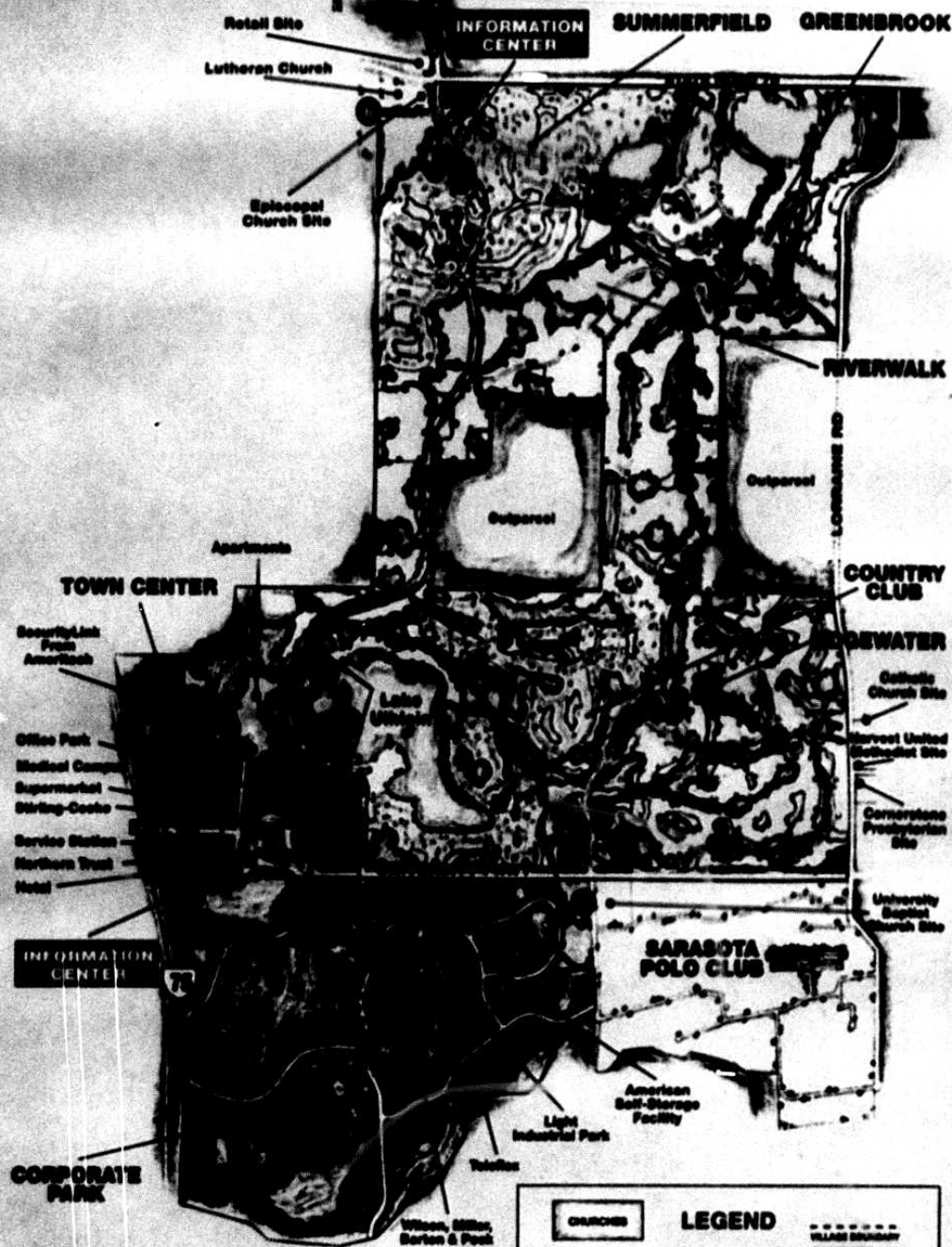
8325 WHISKEY POND LANE
SARASOTA, FLORIDA 34240
(941) 355-7759

WILLIAM J. MCGINTY, D.V.M.



NAME	TELEPHONE	STATE
Norvak. Dansby	941- ⁹⁵⁶⁻ 8044	FL
Jammy Turner	941-694-3424	FL
Christina McKay	(941) 267-0553	FL
Ann Pengt	(941) 275-3276	FL
Nelly Shaw	941-995-0533	FL
Cisco Yarems	941-575-7070	FL
Dr. Ted Yarems	941-637-6062	FL
John A. Calkin	941-484-4321	
Dr. Chuck Calkin	941-485-0488	
Timothy Lane	486-0114	

Docket 970990-TL
 Charles M. Scobie
 Late-Filed Exhibit No. 6 -
 8 1/2 x 11 Lakewood Ranch Map



Lakewood Ranch.
 The Nature Of Florida Living.

LEGEND		VILLAGE BOUNDARY
CHURCHES	LAKES	
RESIDENTIAL	COMMERCIAL	
OFFICE	INDUSTRIAL	
GENERAL		

A. Lakewood Ranch High School Planned
 B. Braker River Elementary and Middle Schools
 C. Club Of Oaks Academy Private High School
 D. Manatee County Regional Park Planned
 E. Summerfield Community Park
 F. Preserve West Nature Park
 G. Edgewater Community Park
 H. Legacy Golf Club
 I. Lakewood Ranch Swim and Tennis Club
 J. Preserve
 K. Edgewater Marina Planned

FLORIDA PUBLIC SERVICE COMMISSION
 DOCKET NO. 970990-TL EXHIBIT NO. 6
 COMPANY/ SCOBIE/AT&T
 WITNESS: 3/27/92
 DATE