

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-**

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**DATE:** April 6, 2017  
**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk  
**FROM:** Emily Knoblauch, Engineering Specialist, Division of Engineering *EK REG*  
**RE:** Docket No.140188-SU-Application for approval of transfer of Certificate No. 538-S from Zachary Taylor Camping & Lodge, Inc. to Taylor Arcade, Inc. d/b/a Zachary Taylor RV Resort in Okeechobee County.

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Please file the attached Staff's communication with utility owner regarding the filing of a new application in the above mentioned docket file.

Thank you

## Terri Jones

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**From:** Emily Knoblauch  
**Sent:** Thursday, April 06, 2017 9:44 AM  
**To:** Terri Jones  
**Cc:** Robert Graves  
**Subject:** FW: PSC - Zachary Taylor, LLC Transfer Application

Terri,

Can you please place the following emails in the docket file for Docket 140188-SU?

- Title: Staff's communication with utility owner regarding the filing of a new application."

Thank you,

### Emily Knoblauch

Engineering Specialist I  
Division of Engineering  
Florida Public Service Commission  
Phone: (850) 413-6632  
Fax: (850) 413-6633  
[eknoblau@psc.state.fl.us](mailto:eknoblau@psc.state.fl.us)

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**From:** Emily Knoblauch  
**Sent:** Friday, March 24, 2017 2:13 PM  
**To:** 'Sharon - Prime Income Properties'  
**Cc:** Margo Leathers; [bk@primeincome.properties](mailto:bk@primeincome.properties); 'ZTRV'; 'Ben Simmons'  
**Subject:** RE: PSC - Zachary Taylor, LLC Transfer Application

Sharon,

Thank you so much for letting me know. In case you do not already have it, Margo Leathers' and my contact information is below if there are any questions.

**Margo Leathers**  
(850) 413-6076  
[mleather@psc.state.fl.us](mailto:mleather@psc.state.fl.us)

Best regards,

### Emily Knoblauch

Engineering Specialist I  
Division of Engineering  
Florida Public Service Commission  
Phone: (850) 413-6632  
Fax: (850) 413-6633  
[eknoblau@psc.state.fl.us](mailto:eknoblau@psc.state.fl.us)

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**From:** Sharon - Prime Income Properties [<mailto:ss@primeincome.properties>]  
**Sent:** Friday, March 24, 2017 2:04 PM  
**To:** Emily Knoblauch

**Cc:** Margo Leathers; [bk@primeincome.properties](mailto:bk@primeincome.properties); 'ZTRV'; 'Ben Simmons'

**Subject:** RE: PSC - Zachary Taylor, LLC Transfer Application

Emily,

Thank you for touching base. We've just signed an agreement with  
Anthony Quinn De Santis, CPA Benjamin Simmons, CPA  
CJN&W CPAs CJN&W CPAs

I hope they will reach out to you if they need assistance.

Best Regards,  
Sharon Siweckyj, Administrator  
**Prime Income Properties, LLC**  
2840 West Bay Drive, # 174  
Belleair Bluffs, FL 33770  
918.977.0905 (cell)



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**From:** Emily Knoblauch [<mailto:eknoblau@psc.state.fl.us>]  
**Sent:** Friday, March 24, 2017 12:01 PM  
**To:** 'Sharon - Prime Income Properties'  
**Cc:** Margo Leathers  
**Subject:** RE: PSC - Zachary Taylor, LLC Transfer Application

Hi Sharon,

Have you heard anything more from Mr. Ben Simmons regarding the application for Zachary Taylor? Do you know when the application might be submitted to the Clerk's Office?

If you or Mr. Simmons have questions on the completion of the application, please let myself or Margo Leathers know. We would be happy to assist.

Best regards,

**Emily Knoblauch**  
Engineering Specialist I  
Division of Engineering  
Florida Public Service Commission  
Phone: (850) 413-6632  
Fax: (850) 413-6633  
[eknoblau@psc.state.fl.us](mailto:eknoblau@psc.state.fl.us)

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**From:** Sharon - Prime Income Properties [<mailto:ss@primeincome.properties>]  
**Sent:** Tuesday, February 14, 2017 4:24 PM  
**To:** Emily Knoblauch  
**Cc:** Ben Simmons; 'Brian Keller'  
**Subject:** RE: PSC - Zachary Taylor, LLC Transfer Application

Hi Emily,

Thank you for contacting me. We have asked the CPA firm that was working with the Kappas' to complete the application for us, as they have experience in that arena. I am waiting to hear back from Ben Simmons on that request.

If I have to complete the application, I will be in contact with you. Thank you so much!

Best Regards,  
Sharon Siweckyj, Administrator  
**Prime Income Properties, LLC**  
2840 West Bay Drive, # 174  
Belleair Bluffs, FL 33770  
918.977.0905 (cell)



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**From:** Emily Knoblauch [<mailto:eknoblau@psc.state.fl.us>]  
**Sent:** Tuesday, February 14, 2017 9:48 AM  
**To:** 'ss@primeincome.properties'  
**Subject:** PSC - Zachary Taylor, LLC Transfer Application

Good morning, Ms. Siweckyj,

Margo Leathers gave me your contact information as she said you might have questions on the Certificate Transfer Application for Coastal Income Properties – Zachary Taylor, LLC. Would you be interested in setting up a phone meeting to go over the application? If so, are there any particular days/times that would fit into your schedule?

Or if email correspondence would work better for you, please let me know. Whichever is easiest for you.

Sincerely,

**Emily Knoblauch**  
Engineering Specialist I  
Division of Engineering  
Florida Public Service Commission  
Phone: (850) 413-6632  
Fax: (850) 413-6633  
[eknoblau@psc.state.fl.us](mailto:eknoblau@psc.state.fl.us)