

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:** June 26, 2018  
**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk  
**FROM:** Melinda Watts, Engineering Specialist, Division of Engineering   
**RE:** Docket No. 20170249-WS - Application for certificates to provide water and wastewater service in Orange County by RSPI MHC, LLC.

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Please file the attached "Revised Draft Notice Approval," in the above mentioned docket file.

Thank you.

MW/pz

Attachment

## Melinda Watts

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**From:** Melinda Watts  
**Sent:** Monday, June 25, 2018 4:21 PM  
**To:** Rick Wilson <rwilson@wilscbs.com> (rwilson@wilscbs.com)  
**Cc:** Matt Berg (mberg@lakeshoremhc.com); Aaron Bruce (ABruce@lakeshoremhc.com);  
Kyesha Mapp  
**Subject:** Docket No. 20170249-WS  
**Attachments:** 04373-2018.pdf

Rick,

Staff has reviewed the attached revised draft notice submitted on June 25, 2018. This email will serve as staff's approval and I will have it filed in the docket file.

Please let me know if you have any questions.

*Melinda Watts*

Florida Public Service Commission  
(850) 413-6952 (voice)  
(850) 413-6953 (fax)

# PRW GROUP, LLC

PLANNING • DESIGN • LEACHATE MANAGEMENT • WATER • WASTEWATER • REUSE

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June 25, 2018

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

Re: **Docket No. 20170249-WS - Application for Certificates to Provide Water and Wastewater Service in Orange County by RSPI MHC, LLC**  
**Corrected Draft Notice**

Application Reviewer:

In an email dated June 15, 2018, Florida Public Service Commission (Commission) staff requested that the draft notice be amend as follows:

**From:**

*Notice is hereby given on xxxx xx, 2018, pursuant to Section 367.045, Florida Statutes, of the application for certificates to provide water and wastewater service in Orange County by RSPI MHC , LLC (Docket #20170249-WS), commonly known as Rock Springs MHP and Palm Isle MHP, to operate a water and wastewater utility to provide service to the following described territory in Orange County, Florida:*


**To:**

Notice is hereby given on xxxx xx, 2018, pursuant to Section 367.045, Florida Statutes, of Docket #20170249-WS, In re: Application for certificates to provide water and wastewater service in Orange County by RSPI MHC , LLC, for the developments commonly known as Rock Springs MHP and Palm Isle MHP, to operate a water and wastewater utility to provide service to the following described territory in Orange County, Florida:

The attached draft notice has been corrected to address these comments.

We appreciate your attention to this project. If you have any questions, please contact me a (407) 721-6954 or by email at [rwilson@wilscbs.com](mailto:rwilson@wilscbs.com).

Sincerely,



Richard D. Wilson, P.E.  
Project Manager

cc M. Berg, Lakeshore Management, Inc.

**ATTACHMENT A**

Revised Draft Notice

**NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION FOR EXISTING  
UTILITY CURRENTLY CHARGING FOR WATER AND WASTEWATER SERVICE**

**LEGAL NOTICE**

Notice is hereby given on xxxx xx, 2018, pursuant to Section 367.045, Florida Statutes, of Docket #20170249-WS, In re: Application for certificates to provide water and wastewater service in Orange County by RSPI MHC, LLC, for the developments commonly known as Rock Springs MHP and Palm Isle MHP, to operate a water and wastewater utility to provide service to the following described territory in Orange County, Florida:

A PORTION OF W. LESTER ROAD A 60 FOOT PUBLIC RIGHT OF WAY AND A PORTION OF SECTION'S 28 & 33, ALL IN TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST; ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 87°56'33" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 71.00 FEET; THENCE SOUTH 02°03'27" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 435 AND THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 87°56'33" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1159.63 FEET; THENCE NORTH 01°41'41" WEST, A DISTANCE OF 632.79 FEET; THENCE NORTH 87°59'49" EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 01°41'41" WEST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 87°59'49" WEST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 01°41'41" EAST, DISTANCE OF 208.00 FEET; NORTH 87°59'49" EAST, A DISTANCE OF 93.61 FEET; THENCE SOUTH 01°53'16" EAST, A DISTANCE OF 632.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD; THENCE SOUTH 87°56'33" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 646.50 FEET; THENCE NORTH 02°02'14" WEST, A DISTANCE OF 1360.66 FEET; THENCE SOUTH 88°01'08" WEST, A DISTANCE OF 651.82 FEET; THENCE SOUTH 02°07'29" EAST, A DISTANCE OF 1361.53 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD; THENCE SOUTH 87°56'33" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 368.03 FEET; THENCE SOUTH 01°44'49" EAST A DISTANCE OF 1,327.67 FEET; THENCE NORTH 88°59'06" EAST, A DISTANCE OF 344.65 FEET; THENCE SOUTH 01°00'09" EAST A DISTANCE AT 1,336.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WELCH ROAD; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 01°00'09" WEST A DISTANCE OF 630.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 793.62 FEET; THENCE SOUTH 01°00'09" EAST, A DISTANCE OF 460.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 594.00 FEET; THENCE SOUTH 01°00'09" EAST A DISTANCE OF 170.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF WELCH ROAD; THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 863.93 FEET; THENCE NORTH 01°01'47" WEST A DISTANCE OF 630.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 664.21 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 660.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 330.00 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 330.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 610.00 FEET TO SAID WEST RIGHT OF WAY LINE OF STATE ROAD 435; THENCE NORTH 01°01'39" WEST, ALONG SAID WEST RIGHT OF LINE, A DISTANCE OF 70.56 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 150.00 FEET TO SAID WEST RIGHT OF WAY LINE OF STATE ROAD 435; THENCE NORTH 01°01'39" WEST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 752.30 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31,202.24 FEET, A CHORD BEARING AT NORTH 01°09'38" WEST, A CHORD DISTANCE OF 144.92 FEET. RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'58", A DISTANCE OF 144.92 FEET; THENCE SOUTH 88°42'23" WEST A DISTANCE OF 20.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31,182.24 FEET, A CHORD BEARING OF NORTH 01°18'56" WEST, A CHORD DISTANCE OF 23.90 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°02'38", A DISTANCE OF 23.90 FEET TO THE POINT OF BEGINNING.

The Utility is not requesting any changes to its rates, classifications, charges, rules, and regulations in the application. Any objection to the said application must be made in writing and filed with Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, FL. 32399-0850, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below.

**RSPI MHC, LLC**  
8800 N. Bronx Avenue, 2nd Floor, Skokie, IL 60077  
Phone: (847) 626-0400 Fax: (866) 675-1403  
Email: [TBueltmann@lakeshoremhc.com](mailto:TBueltmann@lakeshoremhc.com)