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**REBUTTAL TESTIMONY OF MARTIN KESSLER
BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION
ON BEHALF OF
FLORIDA WATER SERVICES CORPORATION
DOCKET NO. 980657-WS**

DOCUMENT NUMBER-DATE
04190 APR-18
FPSC-RECORDS/REPORTING

1 Q. WHAT IS YOUR NAME AND BUSINESS ADDRESS?

2 A. My name is Martin Kessler. I am employed by
3 Econometrics Corporation and my business address
4 is 1555 Wilbar Circle, Winter Park, Florida 32789.

5 Q. WHAT IS YOUR POSITION WITH ECONOMETRICS
6 CORPORATION?

7 A. I am President of Econometrics Corporation.

8 Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?

9 A. The purpose of my testimony is to address a
10 concern expressed by the Public Service Commission
11 (PSC) Staff that developer interest in the
12 territory amendment Florida Water filed with the
13 Commission has not been clearly stated.

14 Q. HOW DO YOUR RESPONSIBILITIES AS PRESIDENT OF
15 ECONOMETRICS CORPORATION PERTAIN TO THIS MATTER
16 BEFORE THE PSC?

17 A. I am the designated agent for Lake Mills
18 Partnership, Ltd. The partnership owns property
19 which is located in an unincorporated area of
20 Seminole County commonly referred to as
21 "Chuluota."

22 The property consists of 436.7 acres (of
23 which 103.6 acres is part of a much larger water
24 body named Lake Mills) and with portions located

1 in Sections 21, 22, 27, and 28, all collectively
2 within Township 21 South, Range 32 East. A legal
3 description of the property is attached as Exhibit
4 _____ (MK-1). The Lake Mills property is located
5 within Florida Water's proposed territory in this
6 case.

7 **Q. WHAT DO THE OWNERS HAVE PLANNED FOR THE LAKE MILLS**
8 **PROPERTY?**

9 A. It is the intention of the owners to make the
10 property available for development, since the
11 property has now reached a point where development
12 is feasible and growth demands such. Given the
13 dynamic changes that have occurred in residential
14 and commercial growth in that section of the
15 county over the last ten years, the demand for
16 additional residential development has become
17 pressing.

18 Demographic forecasters confidently predict
19 Florida, currently with 15 million residents, will
20 become the third most populous state with 20.7
21 million residents by the year 2025. As the
22 population continues to expand, people have, by
23 necessity, begun to move away from traditional
24 high-growth urban areas, as heavily populated

1 urban areas reach a saturation point, into the
2 less developed areas, referred to as rural.

3 This phenomenon is starkly apparent now in
4 the vicinity of the Lake Mills property where the
5 residents, who consider themselves living within a
6 "rural" setting, but abutting an "urban" setting.
7 But growth continues.

8 In this specific part of eastern Seminole
9 County growth continues as evidenced by the fact
10 that three major residential developments - River
11 Oaks, Cypress Lakes and Live Oak Reserve - with a
12 projected build-out of approximately 3000 home
13 sites have been approved for the area. The Lake
14 Mills property is but a few miles from these
15 approved developments.

16 **Q. DOES THE LAKE MILLS PARTNERSHIP, LTD. DESIRE**
17 **FLORIDA WATER TO PROVIDE ITS PROPERTY WITH WATER**
18 **AND SEWER SERVICE?**

19 **A.** Yes, it is the Lake Mills Partnership's desire
20 that Florida Water be prepared to offer all
21 necessary water and wastewater services as will
22 soon be required to service the Lake Mills
23 property. It is important that Florida Water be
24 prepared to render efficient utility services to

1 an imminent housing market.

2 The ownership of the Lake Mills property
3 therefore supports the amendment now before the
4 Public Service Commission.

5 **Q. DOES THAT CONCLUDE YOUR TESTIMONY?**

6 **A. Yes, it does.**

EXHIBIT (mk-1)

PAGE 1 OF 1

ECONOMETRICS CORP
1555 WILBAR CIRCLE
WINTER PARK, FL. 32789
PHONE: (407) 645-3113

LEGAL DESCRIPTION

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 less that part North and West of paved road, AND the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, AND the Southeast 1/4 of the Southeast 1/4, Section 21, Township 21 South, Range 32 East. The South 1/2 of the Northwest 1/4 of the Southwest 1/4, AND the Southwest 1/4 of the Southwest 1/4, AND the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4, AND the South 1/2 of the Southeast 1/4 of the Southwest 1/4, AND the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 22, Township 21 South, Range 32 East. The Northwest 1/4 AND the West 1/4 of the Northeast 1/4, Section 27, Township 21 South, Range 32 East. The East 1/2 of the Northeast 1/4, Section 28, Township 21 South, Range 32 East, all in Seminole County, Florida, containing *31.6 acres more-or-less.