

Holland & Knight

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BRUCE.MAY@HKLAW.COM

October 28, 2019

Adam J. Teitzman
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Application of CPI Citrus Park Utility TRS, L.L.C. for Original Water and
Wastewater Certificates and Approval of Initial Rates, Charges and Standard
Service Agreements in Lee County, Florida
Docket No. 20190194-WS

Dear Mr. Teitzman:

This follows up on my telephone call last Friday with Ms. Melinda Watts. The service territory maps attached as Exhibits K and L to the referenced Application should have been plotted to 11" x 17" paper instead of 8.5" x 11" paper. When printed on 11" x 17" paper the scale should be correct. Service territory maps drawn to scale are attached.

Also attached is a proposed notice of the referenced Application, which will be mailed to the Utility's customers and to the entities on the list we previously requested in our letter dated October 24, 2019. Please provide me with the requested list and advise if the attached notice is approved for mailing and publication. Meanwhile, please contact me if you have any additional questions.

Thank you for your assistance.

Sincerely,

HOLLAND & KNIGHT LLP



D. Bruce May, Jr.

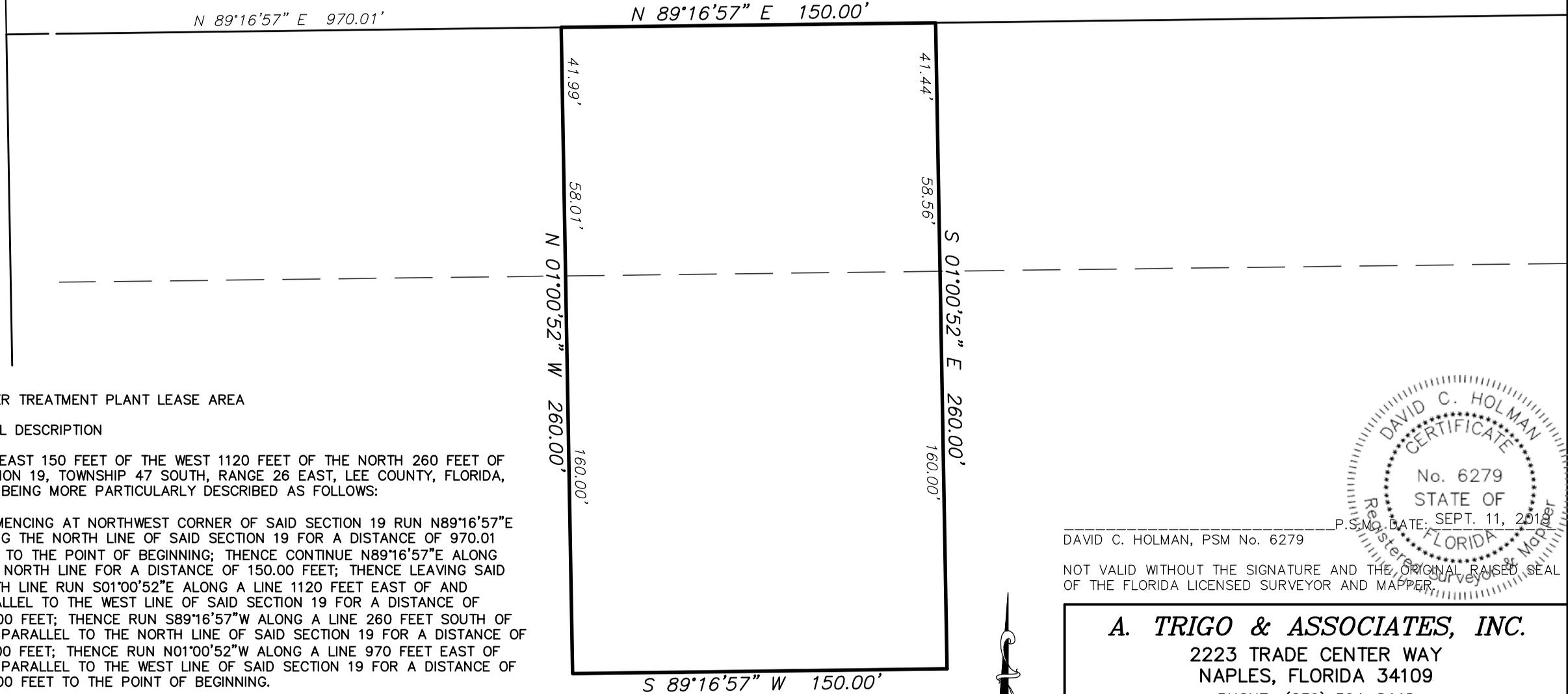
Attachments

cc: Melinda Watts (mwatts@psc.state.fl.us)

SKETCH OF DESCRIPTION NOT A SURVEY

SCALE: 1" = 50'

BELL VILLA
(OFFICIAL RECORDS BOOK 1469, PAGE 1152)



WATER TREATMENT PLANT LEASE AREA

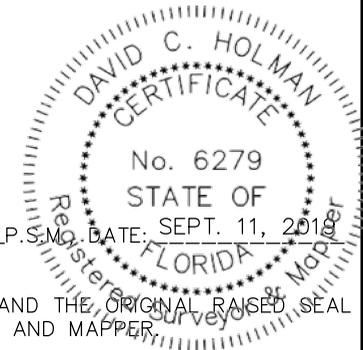
LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN N89°16'57"E ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 970.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°16'57"E ALONG SAID NORTH LINE FOR A DISTANCE OF 150.00 FEET; THENCE LEAVING SAID NORTH LINE RUN S01°00'52"E ALONG A LINE 1120 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET; THENCE RUN S89°16'57"W ALONG A LINE 260 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 150.00 FEET; THENCE RUN N01°00'52"W ALONG A LINE 970 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 39,000.52 SQUARE FEET OR 0.90 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF N89°16'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.



DAVID C. HOLMAN, PSM No. 6279 P.S.M. DATE: SEPT. 11, 2018

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

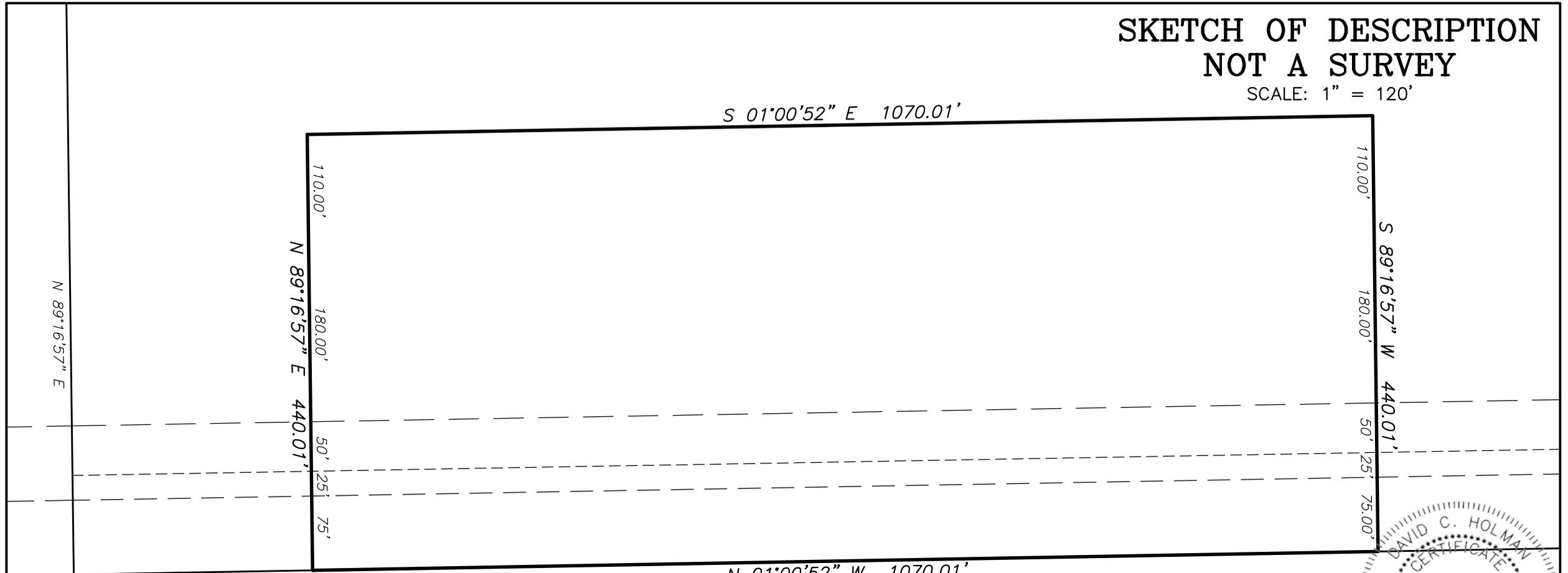
A. TRIGO & ASSOCIATES, INC.
 2223 TRADE CENTER WAY
 NAPLES, FLORIDA 34109
 PHONE: (239) 594-8448
 EMAIL: atsurveys@comcast.net

CLIENT: CITRUS PARK – TROST INTERNATIONAL, INC.

DRAWN: D.C.H. CHECKED: D.C.H. DATE: SEPT. 11, 2019
 ACAD DWG.: 19-47-25 CITRUS PARK – LEASE AREAS

SKETCH OF DESCRIPTION NOT A SURVEY

SCALE: 1" = 120'



S 01°00'52" E 240.00'

N 01°00'52" W 1070.01'

WASTEWATER TREATMENT PLANT LEASE AREA – LEGAL DESCRIPTION

THE WEST 440 FEET OF THE SOUTH 1070 FEET OF THE NORTH 1310 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SAID SECTION 19 RUN S01°00'52"E ALONG THE WEST LINE OF SAID SECTION 19 FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE RUN N89°16'57"E ALONG A LINE 240 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN S01°00'52"E ALONG A LINE 440 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET; THENCE RUN S89°16'57"W ALONG A LINE 1370 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 440.01 FEET; THENCE RUN N01°00'52"W ALONG SAID WEST LINE FOR A DISTANCE OF 1070.01 FEET TO THE POINT OF BEGINNING.

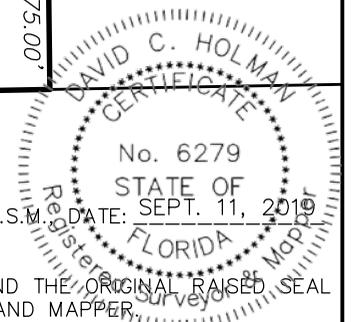
SAID LAND CONTAINING 470,806.33 SQUARE FEET OR 10.81 ACRES MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON AN BEARING OF N89°16'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

DAVID C. HOLMAN, PSM No. 6279

P.S.M. DATE: SEPT. 11, 2019

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



A. TRIGO & ASSOCIATES, INC.

2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109

PHONE: (239) 594-8448
EMAIL: atsurveys@comcast.net

CLIENT: CITRUS PARK – TROST INTERNATIONAL, INC.

DRAWN: D.C.H. CHECKED: D.C.H. DATE: SEPT. 11, 2019
ACAD DWG.: 19-47-25 CITRUS PARK – LEASE AREAS

NOTICE OF APPLICATION OF CPI CITRUS PARK UTILITY TRS, L.L.C. FOR ORIGINAL WATER AND WASTEWATER CERTIFICATES AND APPROVAL OF INITIAL RATES, CHARGES AND STANDARD SERVICE AGREEMENTS IN LEE COUNTY, FLORIDA

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Docket No. 20190194-WS

(Section 367.045, Florida Statutes)

NOTICE

Notice is hereby given on _____, pursuant to Section 367.045, Florida Statutes, of the application for original water and wastewater certificates of CPI Citrus Park Utility TRS, L.L.C. (the "Utility") to provide water and wastewater service in the territories in Lee County, Florida, described in Attachment "A." The Utility's name and contact information are as follows:

CPI CITRUS PARK UTILITY TRS, L.L.C.
1001 Pennsylvania Avenue, N.W.
Suite 220
Washington, D.C. 22004

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to D. Bruce May, Jr., Esq., Holland & Knight LLP, 315 S. Calhoun Street, Suite 600, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

ATTACHMENT "A"

WATER SERVICE TERRITORY LEGAL DESCRIPTION

THE EAST 150 FEET OF THE WEST 1120 FEET OF THE NORTH 260 FEET OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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