

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-

DATE: November 21, 2017

TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

FROM: Sonica C. Bruce, Economic Analyst, Division of Economics 

RE: Docket No. 20170178 – WS - Application for Original Certificate of Authorization for Existing Utility Currently Charging for Water and Wastewater Service in Polk County by The Harbor

Please place the attached letter in the above-referenced docket regarding the utility's responses to Staff's First Data Request.

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2017 NOV 22 AM 10:35
COMMISSION
CLERK

COASTAL INCOME PROPERTIES

November 14, 2017

VIA USPS and Online Submission

Ms. Sonica C. Bruce
Office of Commission Clerk
State of Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: Docket # 20170178-WS Response to your Letter dated November 9, 2017 regarding Application for Original Certificate of Authorization for Existing Utility Currently Charging for water and wastewater service in Polk County, by The Harbor.

Dear Ms. Bruce:

Enclosed please find the responses to your questions 1 through 7 on your letter to Mr. Brian Keller dated November 9, 2017 on the above referenced Application for Original Certificate:

1. The residents on Opal Drive have septic tanks.
2. The rates used to be the same. Over the years, the former owner raised the rents and not the water and sewer charges for the park residents. However the outside users received their annual increase, a procedure that has been followed for more than 40 years (as told by the recent owner). We do not know how the prior owners set up the actual rate structure.
3. We do not require an application for service from our customers. We do not send a bill to the customers outside the resort. Each year a notice is provided at the end of November for the coming year. The customers pay from that notice. The notice for 2018 has not been completed as of the date of this letter.
4. The \$15 charge for a washer is because of the extra water and sewer the resident uses with the washer. Customers on Harbor Point pay an additional rate for the street lights and the street maintenance, both of which are owned by the resort.
 - a. It is an honor system. The resort relies on the customer telling us.
 - b. The customer tells us.
5. Cost for the garbage- we need to take the cost for garbage and divide by the number of lots (cost for the year divided by 12).
6. Communal water includes a water spigot in the boat storage area for rinsing off a boat. A water spigot by the laundry for laundry for someone to wash a car.

COASTAL INCOME PROPERTIES

7. All lots within the resort already have water and sewer outlets. They do not need to be added.

If you have any questions or need anything else, please do not hesitate to call and/or email me at kimw@coastalincomeproperties.com

Sincerely,

Kimberly Whitt

Kimberly Whitt
Executive Assistant
Coastal Income Properties – The Harbor, LLC

Coastal Income Properties – The
Harbor, LLC
2840 West Bay Drive, #174
Belleair Bluffs, FL 33770

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Ms. Sonica C. Bruce
Office of Commission Clerk
State of FL Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

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