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DIVISION OF ENGINEERING
TOM BALLINGER
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(850) 413-6910

Public Service Commission

February 2, 2024

William T. Smoot
4337 Pablo Oaks Court, Suite 101
Jacksonville, FL 32224
wts@wetengineering.net

VIA EMAIL

Re: Docket No. 20240011-WU - Application for certificate to provide water and wastewater service in St. Johns County, by RIVERDALE UTILITY HOLDING, INC.

Dear Mr. Smoot:

Staff has reviewed Riverdale Utility Holding Inc.'s (Riverdale or Utility) application for a certificate to provide water service in St. Johns County. After reviewing this information we find the application to be deficient. The specific deficiencies are identified as:

- 1. Proof of Noticing.** Rule 25-30.034(1)(b), Florida Administrative Code (F.A.C.), requires the applicant to provide proof of noticing, pursuant to Rule 25-30.030, F.A.C. Rule 25-30.030(6), F.A.C., states that all applications requiring noticing shall be deemed deficient until affidavits of noticing required by Sections 367.045(1)(e) and (2)(f), Florida Statutes, along with a copy of the notice, are filed with the Office of Commission Clerk. Staff notes that the Utility cannot correct this deficiency until its draft notice has been approved by staff and has been issued in accordance with Rule 25-30.030(5), F.A.C. However, staff is working with the Utility toward approval of the draft notice. Upon staff approval of the Utility's draft notice and issuance of the same, please provide proof of noticing, pursuant to Rule 25-30.030, F.A.C.
- 2. Company Name.** Rule 25-30.033(1)(c), F.A.C., requires that the applicant provide the utility's name and other contact information. Rule 25-30.033(1)(d)2., F.A.C., requires the utility provide documentation from the Florida Department of State, Division of Corporations (State Corporations), showing: 1. The utility's business name and registration/document number for the business. Please provide the required documentation from State Corporations. The utility's business name on the application should reflect the business name registered with State Corporations. The Utility's business name with State Corporations includes a comma (,) after the word "Holding," whereas this comma is missing in the application. Please submit a statement clarifying that the Utility's name should be, "Riverdale Utility Holding, Inc."

3. **Ownership Information.** Rule 25-30.033(1)(e), F.A.C., requires that the applicant provide the name(s), address(es), and percent ownership of each entity or person who owns more than a 5 percent interest in the utility. Please provide the address of the person named in the application who own more than a 5 percent interest in Riverdale.
4. **Permits.** Rule 25-30.033(1)(i)2., F.A.C., requires that the applicant provide a copy of all current permits issued by the Department of Environmental Protection and water management district. Please provide a statement that Riverdale will provide a copy of its application for a consumptive use permit from the St. Johns River Water Management District within 60 days of the Commission's order granting the Utility a certificate to provide water service in St. Johns County pursuant to the subject docket.
5. **Legal description.** Rule 25-30.033(1)(j)1., F.A.C., requires that the applicant provide a legal description of the territory proposed to be served, in the format prescribed in Rule 25-30.029, F.A.C. Rule 25-30.029(2)(b), F.A.C., states that a complete and accurate description of the service area should be provided in either a sections format or a metes and bounds format, shall have a point of beginning referenced from either a section corner or a subsection corner, and not rely on references to government lots, recorded plats or lots, tracts, or other recorded instruments. Please amend the legal description to conform to the requirements of Rule 25-30.029, F.A.C.
6. **System Map.** Rule 25-30.033(1)(j)2., F.A.C., requires that the applicant provide a detailed system map showing the existing and proposed lines and treatment facilities, with the territory proposed to be served plotted thereon. The system map is not of sufficient scale and detail to clearly show the existing and proposed lines and treatment facilities. Please provide a revised system map corrected to meet this requirement.
7. **Territory map.** Rule 25-30.033(1)(j)3., F.A.C., requires an official county tax assessment map or other map showing township, range, and section with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.033(1)(j)1., F.A.C. The map provided may not be of sufficient scale to verify the revised territory description, due to the requested service territory's distance from an appropriate section or subsection corner reference. Please provide a set of territory maps of sufficient size and scale that, together, clearly show the perimeter of the entire territory being requested, consistent with the requirements of Rule 25-30.029(2), F.A.C., and that meet all of the requirements of Rule 25-30.033(1)(j)3., F.A.C.
8. **Requests for Service.** Rule 25-30.033(1)(k)2., F.A.C., requires that the applicant provide a copy of all requests for service from property owners or developers in areas not currently served. Although the developer and utility are owned by the same person, in this instance, the developer and the utility are separate entities. Please provide a request for service from the developer to the utility.
9. **Tariff.** Rule 25-30.033(1)(q), F.A.C., requires the utility provide a tariff containing all rates, classifications, charges, rules, and regulations which shall be consistent with Chapter 25-9, F.A.C. Form PSC 1010 (12/15), entitled "Water Tariff," which is

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incorporated by reference in this rule and is available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06247>, are example tariffs that may be completed by the applicant and included in the application. These forms may also be obtained from the Commission's website, www.floridapsc.com. Please submit a tariff consistent with Chapter 25-9, F.A.C.

Your application will not be deemed filed until the deficiencies identified in this letter have been corrected. These corrections should be submitted no later than **Monday, March 4, 2024**, to the following address:

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

Should you have any questions concerning the information in this letter, please feel free to contact Mrs. Melinda Watts by phone at (850) 413-6952 or email at mwatts@psc.state.fl.us for technical questions, or Ms. Jennifer Crawford by phone at (850) 413-6228 or email at jcrawfor@psc.state.fl.us for legal questions. Please include the docket number on all submissions to the Commission Clerk.

Sincerely,

s/Melinda Watts

Melinda Watts
Engineering Specialist

MW:da

cc: Office of Commission Clerk (Docket No. 20240011-WS)