

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for) DOCKET NO. 921326-SU
certificate to provide) ORDER NO. PSC-93-0620-FOF-SU
wastewater service in St. Lucie) ISSUED: April 21, 1993
County under grandfather rights)
by HOLIDAY OUT AT ST. LUCIE)
_____)

The following Commissioners participated in the disposition of this matter:

J. TERRY DEASON, Chairman
THOMAS M. BEARD
SUSAN F. CLARK
JULIA L. JOHNSON
LUIS J. LAUREDO

ORDER GRANTING CERTIFICATE
AND ESTABLISHING RATES AND CHARGES

BY THE COMMISSION:

On December 30, 1992, Holiday Out at St. Lucie (Holiday Out or utility) filed an application with this Commission for a certificate to provide wastewater service in St. Lucie County under grandfather rights pursuant to Section 367.171, Florida Statutes. Holiday Out is a Class C wastewater utility providing service to two adjacent mobile home villages and one general service customer. Holiday Out is the main complex and has a total of 536 residential customers. Venture III, Inc., the second village, has a total of 351 residential customers in St. Lucie County. The utility consists of two systems: Holiday Out Wastewater Treatment System, and Holiday Out Wastewater Collection System. The utility is in the South Florida Water Management District and is in a critical use area. Water service is provided by Martin County.

Effective October 1, 1992, the St. Lucie County Commissioners transferred jurisdiction over privately-owned water and wastewater utilities in St. Lucie County to this Commission (PSC). Holiday Out was previously regulated when the PSC had jurisdiction in St. Lucie County from September, 1964 to November, 1987.

DOCUMENT NUMBER-DATE

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FPSC-RECORDS/REPORTING

APPLICATION

Holiday Out's application is in compliance with the governing statute, Section 367.171, Florida Statutes, and other pertinent statutes and administrative rules concerning an application for a grandfather certificate for an existing utility currently charging for service. The application contains a check in the amount of \$150, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code (F.A.C.).

The applicant has provided evidence that the utility owns the land upon which the utility's facilities are located as required by Rule 25-30.034 (1) (e), F.A.C., in the form of a Lease-Option between Indian Properties, Inc. and Holiday Out dated June 1, 1981. The lease term is fifteen years, at which time Holiday Out, upon exercising its option, will own the land upon which the utility's facilities are located.

We contacted the Department of Environmental Regulation (DER) and found that there is infiltration into the collection system. Although the utility has worked on this problem, further work needs to be done. Holiday Out has a temporary operating permit at this time. According to DER, the utility is currently working with permitting engineers to address corrective actions.

Adequate service territory and systems maps and a territory description have been provided as prescribed by Rule 25-30.034 (1) (h), (i), and (j), F.A.C. A description of the territory requested is appended to this order as Attachment A. The grandfather territory includes only the territory served by the utility prior to the Commission receiving jurisdiction.

Based on the above information, we find that it is in the public interest to grant Holiday Out at St. Lucie Certificate No. 484-S to serve the territory described in Attachment A of this Order.

RATES AND CHARGES

The wastewater rates and charges currently being charged by Holiday Out are as follows:

Residential Service

\$12.27 per unit per month

General Service

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$3.96
1"	9.90
1 1/2"	19.90
Gallonge Charge	\$2.00 per M gallons

We find the above rates to be reasonable, and they are hereby approved. Holiday Out does not collect customer deposits or charge miscellaneous service charges. There are no service availability charges since the utility is totally built-out.

The utility has filed a tariff which reflects the above rates and service availability policy. The tariff shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets.

It is therefore,

ORDERED by the Florida Public Service Commission that Holiday Out at St. Lucie, 10725 South Ocean Drive, Jensen Beach, Florida 34957, is hereby granted Certificate No. 484-S to serve the territory described in Attachment A of this Order, which by reference is incorporated herein. It is further

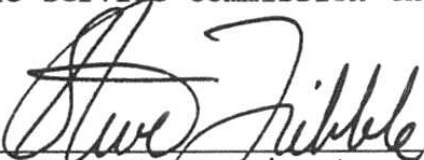
ORDERED that Holiday Out shall charge the rates and charges approved in the body of this Order until authorized to change by this Commission. It is further

ORDERED that the tariff, filed by Holiday Out shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets. It is further

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ORDERED that this docket is closed.

By ORDER of the Florida Public Service Commission this 21st
day of April, 1993.



STEVE TRIBBLE, Director
Division of Records and Reporting

(S E A L)

SLE

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or sewer utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Civil Procedure. The notice of appeal must be in the form specified in Rule 9.900 (a), Florida Rules of Appellate Procedure.

ATTACHMENT A

Holiday Out at St. Lucie

Territory Description - St. Lucie County

In Section 12, Township 37 South, Range 41 East, St. Lucie County, Florida.

Commence at the Southwest corner of said Section 12, on the Martin and St. Lucie County line, thence North 89 degrees 55 minutes 14 seconds East along the section line 719.79 feet to a point on the westerly right-of-way line of State Road A-1-A; thence North 23 degrees 49 minutes 31 seconds West along the westerly right-of-way line of State Road A-1-A 1549.43 feet to the Point of Beginning; thence South 89 degrees 56 minutes 22 seconds West, 2162.54 feet, thence North 00 degrees 03 minutes 38 seconds West, 430.00 feet; thence North 35 degrees 03 minutes 05 seconds East, 391.18 feet; thence North 00 degrees 03 minutes 38 seconds West, 370.00 feet; thence North 60 degrees 20 minutes 00 seconds East, 190.00 feet; thence North 07 degrees 25 minutes 00 seconds West 262.00 feet; thence North 19 degrees 54 minutes 23 seconds West 751.36 feet; thence North 89 degrees 58 minutes 29 seconds East, 1101.45 feet to a point on the westerly right-of-way line of State Road A-1-A; thence South 23 degrees 49 minutes 31 seconds East along the said westerly right-of-way line of State Road A-1-A, 2381.58 feet to the Point of Beginning. ALSO INCLUDING: that parcel described as follows:

Commence at the above described Point of Beginning; thence North 89 degrees 56 minutes 22 seconds East, 109.26 feet to a point on the easterly right-of-way line of State Road A-1-A; said point being the Point of Beginning (P.O.B. No. 2) for the following described parcel; thence North 23 degrees 49 minutes 31 seconds West along said right-of-way line, 600.00 feet; thence North 89 degrees 56 minutes 22 seconds East, 425 feet to a point on the bluff line of the shore of the Atlantic Ocean; thence meander Southeasterly along said bluff line 600 feet, more or less, to a point on the extension of the South Property Line of Holiday Out (as described above); thence South 89 degrees 56 minutes 22 seconds East along the South property line of Holiday Out 425 feet to the Point of Beginning (P.O.B. No. 2).