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**Management & Regulatory Consultants, Inc.**

January 21, 2005

Hand Delivered

Ms. Blanca S. Bayo, Director  
Commission Clerk and Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399 - 0850

Re: Indiantown Company, Inc.  
Docket No. 040450-WS  
Documents Supporting Supplemental Response to  
Staff's First Data Request

Dear Ms. Bayo:

On behalf of Indiantown Company, Inc. I have enclosed a letter and attachments to Mr. Bart Fletcher of the Commission Staff responding to the above referenced request.

Very truly yours,

Frank Seidman

cc: Jeffrey Leslie, w/enclosures  
Jim Hewitt, w/enclosures  
David Erwin, w/enclosures  
Robert Nixon, w/enclosures  
Scott Eckler, w/enclosures  
Bart Fletcher w/enclosures

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**Management & Regulatory Consultants, Inc.**

January 21, 2005

Hand Delivered

Mr. Bart Fletcher  
Division of Economic Regulation  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Indiantown Company, Inc.  
Docket No. 040450-WS  
Supporting Documents for Supplemental Response to  
Staff's First Data Request

Dear Mr. Fletcher:

This is in response to the telephonic request, January 20, by Mr. Gerald Edwards for documents supporting the Supplemental Response to Staff's First Data Request submitted January 14 on behalf of Indiantown Company, Inc. The supporting documents and/or references to them are summarized below:

Table 1

lines 1-4

Lengths & diameters of mains - 1998 Annual Report, page S-7, updated through 2004 - see Attachment No.1.

line 8

Wastewater treated - see MFR Vol.I, Sch. F-2, Cum. Gallons (page 122 rev.).

line 9

Water used by residential wastewater customers - see MFR Vol. II,

Cum. Gallons, p.22

line 10

Water used by general service wastewater customers - see MFR Vol. II, sum of Cum. Gallons, pps. 26(rev.),28,29,33 and 34.

Table 2

line 1

Permitted Capacity - see MFR Vol. IV, reissued DEP permit, 5/21/99

line 2

Highest TMADF - see Attachment No. 2, Historic Wastewater Flows and Restatement of 2003 Flows Adjusted for Excess Infiltration and Attachment No.3, e-mail dated 1/11/2003, 2003 Rainfall from Sewer Plant and average rainfall for Indiantown. Also see text of Supplemental Response at the third and fourth paragraphs of B. Evaluation of Wastewater Flows and paragraph C.1. Effects on Used and Useful, all on corrected page 2 of the text (see note below).

line 11

Water billed to residential customers in TY - see MFR Vol. II, Cum. Gallons, p.22

line 13

Residential customers - see MFR Vol. II, p. 22, Cum. Bills divided by 12.

line 17

Historic annual growth - see Attachment No.4, Appendix A, Table A-3, Upper East Coast (UEC) Water Supply Plan.

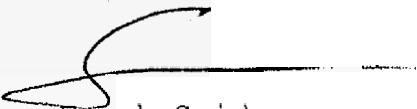
line 20

Speculative annual growth - see Attachment No.5, TCPalm Local News, 1/9/2005. Also see text of Supplemental Response at paragraph C.3. Effects on Used and Useful.

Note: While reviewing these documents for submission, I noted that I had inadvertently used the second highest TMADF instead of the highest TMADF for the test year. I have, therefore, included with these documents a corrected Table 2 and a corrected page 2 of the supplemental response text. These are the only pages where the highest TMADF was used or referenced.

Please contact me if you have any questions.

Very truly yours,



Frank Seidman

cc: Jeffrey Leslie, w/enclosures  
Jim Hewitt, w/enclosures  
David Erwin, w/enclosures  
Robert Nixon, w/enclosures  
Scott Eckler, w/enclosures

TABLE 2

Calculation of Used & Useful

a. Based on Historical Growth

1 Permitted capacity, Three month average daily flow (TMADF)	750,000 gpd
2 Highest TMADF	665,000 gpd (Corrected)
3 Property Needed (PN), historical basis [1.16 x 1.18]	<u>17,274</u> gpd
4 Total Demand	682,274 gpd
5	90.97%

b. Based on Future Growth

6 Permitted capacity, Three month average daily flow (TMADF)	750,000 gpd
7 Highest TMADF	665,000 gpd (Corrected)
8 Property Needed (PN), historical basis [1.16 x 1.21]	<u>154,343</u> gpd
9 Total Demand	819,343 gpd
10	109.25%

Calculation of Property Needed to serve five years after test year (PN)

a. Basis:

11 Wastewater billed to residential customers in TY =	157,317,000 gallons
12	431,005 gpd
13 Residential customers	1,576
14 gpd/erc	274
15 TMADF/ADF ratio	1.175
16 TMADF per ERC	321

b. Historical Customer Growth

17 Historical annual growth - customers per year	10.75
18 - 5 years	53.75

c. Historical and Speculative Customer Growth

19 Historical annual growth - customers per year, 2004-2006,	10.75
20 plus speculative growth - customers per year, 2007-2008	224
21 - 5 years	480.25

As shown on Table 1, attached, ICI experienced 14.1 million gallons of excess I&I during 2003. Assuming these excessive flows primarily resulted from lines broken during the demolition of homes, and assuming that the demolition occurred beginning no earlier than March 2003, then the effects on monthly flows can be estimated based on its coincidence with the occurrence of rainfall. On that basis, monthly flows for 2003 can be restated as follows:  
Wastewater Flows Adjusted for Excess Infiltration (000,000's)

	Per MFR, F-2	Adjusted
Jan	14.97	14.97
Feb	13.43	13.43
Mar	16.56	14.88
Apr	15.55	14.94
May	15.77	14.22
Jun	17.54	15.18
Jul	17.75	16.22
Aug	27.38	24.17
Sep	19.68	18.02
Oct	19.45	19.02
Nov	16.56	15.95
Dec	16.56	16.11
Total	211.20	197.11

In addition to the one-time infiltration from the condemned property sites, it is also noted that in some months treated flows may be greater than water sold simply because of rainfalls in excess of average year flows because rain falling directly into the treatment tank will increase measured treated flows. In at least the test year and the previous two years, annual average rainfall has exceeded historic averages by 12 to 40 inches per year. These excesses have been concentrated in just 2-3 month periods. The greatest excesses experienced range from 5 to 13 inches in a single month.

C. Effects on Used and Useful (U&U)

1. The adjustment of the annual and monthly wastewater flows affects the mathematical calculation of WWTP used and useful because the three-month maximum average daily flow (3MMADF) is also affected. For the test year, the 3MMADF drops from the 724,000 gpd reported in MFR, F-4 (page 124 revised) to 665,000 gpd, adjusted for excess infiltration. ©

2. Historical growth also has an impact on used and useful. Growth was not addressed as a factor in the MFR because, with a calculated 97% U&U, it was not relevant. However, with

December 31, 1998

## COLLECTING MAINS

## COLLECTING MAINS

	6 inch PVC	8 inch CI, PVC, VC	10 inch VC	15 inch VC		
Length of main (nearest foot)						
Beginning of year	1,065	52,417	9,375	2,400		
Added during year	0	29450	0	0		
Retired during year	0	0	0	0		
End of year	1,065	52,417	9,375	2,400		

## MANHOLES

Number of main						
Beginning of year	202					
Added during year	140					
Retired during year	0					
End of year	202					

216

## FORCE MAINS

(inches)	6 inch CI	8 inch CI	2 inch PVC	4 inch PVC	6 inch PVC	8 inch PVC
Length of main (nearest foot)						
Beginning of year	6,700	7,050	75	1,038	16,125	9,850
Added during year	0	0	0	1540	0	0
Retired during year	0	0	0	0	0	0
End of year	6,700	7,050	75	1,038	16,125	9,850

1192

10604

(inches)	12 inch DIP					
Length of main (nearest foot)						
Beginning of year	1,895					
Added during year	0					
Retired during year	0					
End of year	1,895					

S-7

updated Aug 2004

Indiantown Company, Inc.  
Historic Wastewater Flows and Restatement of 2003 Flows Adjusted for Excess Infiltration

Monthly Average Wastewater Flows

	1998	1999	2000	2001	2002	2003	Adjusted 2003
Jan	0.445	0.422	0.408	0.404	0.428	0.483	0.483
Feb	0.533	0.333	0.397	0.401	0.483	0.480	0.463
Mar	0.528	0.355	0.411	0.419	0.466	0.534	0.480
Apr	0.413	0.394	0.451	0.390	0.455	0.518	0.498
May	0.375	0.391	0.399	0.397	0.449	0.509	0.459
June	0.367	0.420	0.413	0.476	0.512	0.585	0.506
July	0.382	0.406	0.487	0.517	0.697	0.572	0.523
August	0.384	0.410	0.472	0.627	0.651	0.883	0.780
September	0.473	0.470	0.452	0.715	0.572	0.656	0.601
October	0.426	0.609	0.433	0.549	0.482	0.627	0.614
November	0.513	0.499	0.412	0.527	0.469	0.552	0.532
December	0.406	0.431	0.408	0.443	0.465	0.534	0.520
Total	5.245	5.140	5.143	5.865	6.129	6.933	6.457
Annual Avg	0.437	0.428	0.429	0.489	0.511	0.578	0.538

Total Annual Wastewater Flows (millions of gallons)

	1998	1999	2000	2001	2002	2003	Per MFR F-2 2003	Adjusted 2003	Rainfall inches	Pct. Alloc.	Allocation of Excess
Jan	13.80	13.08	12.65	12.52	13.27	14.97	14.97	14.97			
Feb	14.92	9.32	11.51	11.23	13.52	13.44	13.43	13.43			
Mar	16.37	11.01	12.74	12.99	14.45	16.55	16.56	14.88	7.50	11.96%	1.68
Apr	12.39	11.82	13.53	11.70	13.65	15.54	15.55	14.94	2.70	4.31%	0.61
May	11.63	12.12	12.37	12.31	13.92	15.78	15.77	14.22	6.90	11.00%	1.55
June	11.01	12.60	12.39	14.28	15.36	17.55	17.54	15.18	10.50	16.75%	2.36
July	11.84	12.59	15.10	16.03	21.61	17.73	17.75	16.22	6.80	10.85%	1.53
August	11.52	12.30	14.16	18.81	19.53	26.49	27.38	24.17	14.30	22.81%	3.21
September	14.19	14.10	13.56	21.45	17.16	19.68	19.68	18.02	7.40	11.80%	1.66
October	13.21	18.88	13.42	17.02	14.94	19.44	19.45	19.02	1.90	3.03%	0.43
November	15.39	14.97	12.36	15.81	14.07	16.56	16.56	15.95	2.70	4.31%	0.61
December	12.59	13.36	12.65	13.73	14.42	16.55	16.56	16.11	2.00	3.19%	0.45
Total	158.85	156.15	156.44	177.88	185.89	210.29	211.20	197.11	62.70	100.00%	14.086
					Per MFR	211.200		0.5400387			

Three Monthly Average Wastewater Flows (millions of gallons)

	1998	1999	2000	2001	2002	2003	Adjusted 2003
Jan	0.425	0.447	0.446	0.408	0.466	0.472	0.472
Feb	0.469	0.387	0.412	0.404	0.451	0.476	0.470
Mar	<b>0.502</b>	0.370	0.405	0.408	0.459	0.499	0.475
Apr	0.491	0.361	0.420	0.403	0.468	0.511	0.480
May	0.439	0.380	0.420	0.402	0.457	0.520	0.479
June	0.385	0.402	0.421	0.421	0.472	0.537	0.488
July	0.375	0.406	0.433	0.463	0.553	0.555	0.496
August	0.378	0.412	0.457	0.540	0.620	0.680	0.603
September	0.413	0.429	0.470	0.620	0.640	0.704	0.634
October	0.428	0.496	0.452	0.630	0.568	0.722	0.665
November	0.471	<b>0.526</b>	0.432	0.597	0.508	0.612	0.582
December	0.448	0.513	0.418	0.506	0.472	0.571	0.555

Note: 3MMaxADF in Bold type

Ratio 3MMADF/ADF 1.1749042



**Frank**

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**From:** "Jim Hewitt" <jimh@itstelecom.net>  
**To:** "Frank Seidman (E-mail)" <frankden@nettally.com>  
**Cc:** "Jim Hewitt" <jimh@itstelecom.net>  
**Sent:** Tuesday, January 11, 2005 5:10 PM  
**Subject:** Re: 2003 Rain fall from Sewer Plant

Frank,

The following is the rainfall from the sewer plant rain gage for the year 2003.

Jan.	0.2
Feb.	4.6
March	7.5
April	2.7
May	6.9
June	10.5
July	6.8
August	14.3
Sept.	7.4
Oct.	1.9
Nov.	2.7
Dec.	2.0
Total	67.5 inches

# INDIANTOWN, MARTIN COUNTY, FLORIDA USA



Weather station INDIANTOWN, MARTIN COUNTY is at about 27.01°N 80.46°W. Height about 9m / 29 feet above sea level.

## Average Rainfall

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
mm	77.7	81.7	59.9	43.2	54.8	264.6	198.7	196.6	154.9	221.8	15.0	33.0	1402.9
inches	3.1	3.2	2.4	1.7	2.2	10.4	7.8	7.7	6.1	8.7	0.6	1.3	55.2

**Source:** INDIANTOWN, MARTIN COUNTY data derived from NCDC Cooperative Stations. 4 complete years between 1962 and 1968

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Map of the area around INDIANTOWN, MARTIN COUNTY from tiger.census.gov.  
Locations outside the continental US are not mapped.

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## UEC Water Supply Plan – Appendices

## Appendix A

a	b	c	d	e	f	g	h	i	j
Utility	Total Popn 2000	PWS Popn 2000	PWS Base MGD 2000	GPCD 2000	DSS Popn 2000	DSS Base 2000			
Florida Water Services	1,556	518	0.17	328	1,038	0.34			
Martin County Utilities	51,130	45,304	8.30	183	5,826	1.07			
Miles Grant/Utility Inc.	1,028	1,028	0.15	146	0	0.00			
Pipers Landing	584	584	0.15	257	0	0.00			
Sailfish Point	372	372	0.21	565	0	0.00			
City of Stuart	17,979	16,805	3.65	217	1,174	0.25			
Plantation Utilities/Indian River	648	648	0.17	262	0	0.00			
Indiantown Water Company	5,393	5,252	0.70	133	141	0.02			
South Martin Regional Utility	14,818	14,699	3.94	268	119	0.03			
Village of Tequesta	2,713	2,496	1.17	470	217	0.10			
Town of Jupiter	675	594	0.19	313	81	0.03			
Not in Utility	29,835			213	29,835	6.35			
Totals	126,731	88,300	18.80		38,431	8.19			
Utility	Total Popn 2025	PWS Popn 2025	PWS Drought MGD 2025	GPCD 2025	DSS Popn 2025	DSS Drought MGD 2025	Avg Factor	PWS Avg MGD 2025	DSS Avg MGD 2025
Martin County Consolidated*	105,089	105,089	19.25	183	0	0.00	0.967	18.62	0.00
Miles Grant/Utility Inc.	1,090	1,090	0.16	146	0	0.00	0.967	0.15	0.00
Pipers Landing	584	584	0.15	257	0	0.00	0.967	0.15	0.00
Sailfish Point	372	372	0.21	565	0	0.00	0.967	0.20	0.00
City of Stuart	17,979	17,979	3.90	217	0	0.00	0.967	3.78	0.00
Plantation Utilities/Indian River	648	648	0.17	262	0	0.00	0.967	0.16	0.00
Indiantown Water Company	6,193	6,193	0.83	133	0	0.00	0.967	0.80	0.00
South Martin Regional Utility	35,729	35,729	9.58	268	0	0.00	0.967	9.26	0.00
Village of Tequesta <sup>b</sup>	2,713	2,713	1.28	470	0	0.00	0.967	1.23	0.00
Town of Jupiter <sup>c</sup>	4,846	4,846	1.52	313	0	0.00	0.967	1.47	0.00
Not in Utility	12,257			213	12,257	2.61	0.967		2.52
Totals	187,500	175,243	37.04		12,257	2.61		35.82	2.52

a. Formerly Martin County Utilities

b. Village of Tequesta served 4,738 people in 2000 in Palm Beach County. Per capita reflects entire served area

## TCPalm

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### Indiantown wants to keep folksy feel

By **George Andreassi**  
staff writer  
January 9, 2005

**Editor's note:** Major development in Indiantown likely will have a major impact on Jupiter and Jupiter Farms, right along with western Martin County. It may well mean the eventual four-laning or even six-laning of Indiantown Road all the way to the Bee Line Highway, which, of course, also will be four- or six-laned. Affordable, or at least what Centex calls "attainable housing" for \$175,000 to \$300,000 may turn Indiantown into the bedroom community of choice for people who work in coastal Jupiter, Tequesta and Juno Beach — among others — but can't afford to live here. Only 25 minutes from the center of Jupiter, a booming Indiantown could be populated by police officers, firefighters, service industry workers and the majority of Scripps Research Institute employees, most of whom will be making in the mid-\$40,000 range. Simply put, Indiantown may be on the verge of becoming — for better or worse — the next Wellington. Today we take a look at some of the pending developments in the Indiantown area, and what they could mean to the Jupiter area and the Treasure Coast.

— **Louis Hillary Park, Managing Editor**

INDIANTOWN — Centex Homes is eyeing several thousand acres in Indiantown that could accommodate as many as 12,000 houses.

But the Boynton Beach home builder plans to put up less than half that number to set aside space for the kind of parks, sidewalks and quality-of-life amenities Indiantown's leaders desire, a company official said Wednesday.

"What they're looking for and what we're looking for is a small-town feeling," said Aimee Craig Carlson, director of land entitlement for Centex.

"You've got a lot of interconnected streets and sidewalks, lots of open space, lots of places for the kids to play," she said. "That's the kind of thing the community has called for and that's what we're trying to propose."

That's the kind of development called for in the redevelopment plan derived by area residents.

"There are a lot of things that make Indiantown attractive to us," Carlson said. "The No. 1 thing out there is you've got a redevelopment plan that the community spent so much time putting together and laying out their vision."

Seeking to capitalize on that vision, Centex Homes is looking to build about 5,000 houses in several subdivisions that could have a total value of about \$1 billion.

"We're looking at a couple of parcels out there. I can't get into specifics," Carlson said. "We're talking 4,000 or 5,000 units."

That includes 1,079 houses the company has already proposed for two sites in Indiantown's Community Redevelopment Area.

Centex is not alone in its desire to build in Indiantown's redevelopment area. Five other developers have proposed building a total of 600 homes there, county records show.

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Just 20 minutes north of the Palm Beach County line, Indiantown has become more popular as developable land has grown more scarce in Martin and Palm Beach counties, several county officials said.

Plans by The Scripps Research Institute to locate in northern Palm Beach County has also increased interest in Indiantown, several county officials said.

The homes planned for Indiantown will not be as pricey as most subdivisions in Martin County, Carlson said. Town houses would sell for less than \$200,000 and single-family houses would sell for more than \$200,000.

A real estate broker working for Centex has said the developer is looking for 3,000 to 4,000 acres in Indiantown. And a Martin County planner has said that amount of land could accommodate 9,000 to 12,000 houses.

Centex's plans for Indiantown are the talk of the town, said Brian Powers, chairman of the Indiantown Neighborhood Advisory Committee, which is overseeing the redevelopment efforts. But he declined to discuss the plans until he had a chance to talk to Centex officials.

John Lass, president of the Indiantown Chamber of Commerce, said he was encouraged by the ambitious plans Centex has for the redevelopment area.

"I think Indiantown is ready to receive that type of growth," Lass said. "Indiantown has always been seen as having great potential. I think it was a matter of time."

County Commissioner Michael DiTerlizzi, whose district includes part of Indiantown, said it was inevitable Indiantown would be discovered by developers after being relatively stagnant during the 1990s.

"It's probably time that Indiantown got some development," DiTerlizzi said. "Nothing, pretty much, developed in Indiantown for 20 years.

"The Indiantown community is interested in the growth. Done properly, it should be good for Indiantown. We have to be careful to make sure it's done properly."

- [george.andreassi@scripps.com](mailto:george.andreassi@scripps.com)

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