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REPLY TO CENTRAL FLORIDA OFFICE

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May 8, 2006

HAND DELIVERY

RECEIVED-FPSC
05 MAY -8 AM 10:11
COMMISSION
CLERK

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

Re: Docket No. 060166-WS; Application of Gold Coast Utility Corp., for Amendment of
Water and Wastewater Certificates in Polk County
Our File No.: 40057.07

Dear Ms. Bayo:

Enclosed for filing are the original and twelve (12) copies of Gold Coast Utility Corp's
Amendment to Application for Amendment of Certificates of Authorization in Polk County,

Should you have any questions regarding this filing, please do not hesitate to give me
a call.

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____ MSF/mp
Enclosures
- SCR _____
- SGA _____ cc: Mr. Keith Burge (w/enclosure)
- SEC _____
- OTH _____

Very truly yours,

Valerie L. Lord
VALERIE L. LORD
For the Firm *(dnp)*

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DOCUMENT NUMBER-DATE

04032 MAY-8 g

FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of
GOLD COAST UTILITY CORP., for
Amendment of Water and Wastewater
Certificates in Polk County, Florida

Docket No.: 060166-WS

AMENDMENT TO APPLICATION FOR AMENDMENT OF
CERTIFICATES OF AUTHORIZATION

GOLD COAST UTILITY CORP. ("Applicant"), by and through its undersigned attorneys, and pursuant to Section 367.045(2), Florida Statutes, and Rule 25-30.036, Florida Administrative Code, files this Amendment to Application for Amendment of Water Certificate No. 590-W and Wastewater Certificate No. 508-S to include an application to amend its service availability policy to this Application, and in support thereof states:

1. The exact name of the Applicant and the address of its principal business offices are:

GOLD COAST UTILITY CORP.
2340 N. E. Dixie Highway
Jensen Beach, FL 34957

2. The name and address of the person authorized to receive notices and communications in respect to this application is:

Martin S. Friedman, Esquire
Rose, Sundstrom & Bentley, LLP
2180 W. State Road 434, Suite 2118
Longwood, FL 32779
PHONE: (407)830-6331
FAX: (407)830-8522 fax
mfriedman@rsbattorneys.com

3. The purpose of this Amended Application is to amend the original Application

DOCUMENT NUMBER-DATE

04032 MAY-8 8

FPSC-COMMISSION CLERK

to include an amendment to the Applicant's service availability policy .

4. The approval of this Amended Application is in the public interest because there is a need to implement a more comprehensive service availability policy to meet future demand for water and wastewater service. It is in the public interest for the Applicant's service availability policy to be amended for this purpose.

5. As required by Rule 25-30.565, the Applicant provides the following information:

(a) As required by Rule 25-30.4345, notice of the proposed amendment will be given by U.S. Mail to each person who has requested service in writing or who has been provided a written estimate for service within the last 12 months. A copy of such notice is attached to this Amended Application as Exhibit "A". An Affidavit of Mailing will be late filed as Exhibit "B".

(b) The Applicant's complete name and address, principal place of business and each local office from which utility operations are conducted are as set out above.

(c) On April 4, 2006, the Commission, in Docket No. 050902-WS, determined that the rates and charges of the Applicant's predecessor in title, Lake Haven Utility Associates, Ltd., d/b/a Lake Wales Utility Company, should be continued by the Applicant.

(d) The Applicant's existing service availability policy is not detailed enough to provide for the possibility of growth and the contribution of property by developers in the Applicant's service area. The Applicant requests authority to delete its existing service availability policy and substitute the service availability policy shown Exhibit

“C”. The proposed form of service availability policy is commonly used by other utilities and has been approved by the Commission. The proposed service availability policy will not affect the Applicant’s current customers. It will become effective upon approval by the Commission.

(e) Not applicable.

(f) Not applicable.

(g) Not applicable.

(h) Not applicable.

(i) Not applicable.

(j) There are no outstanding developer agreements at this time. The Applicant has been requested to provide service to several new developments in the Applicant’s service area.

(k) Not applicable.

(l) Not applicable.

(m) Not applicable.

(n) Not applicable.

(o) Not applicable.

(p) Not applicable.

(q) Not applicable.

(r) Not applicable.

(s) Not applicable.

(t) Not applicable.

(u) Please refer to Exhibit "B".

(v) Not applicable. This is an amendment to the Applicant's service availability policy.

(w) An original and three copies of the proposed tariff sheets are attached hereto as Exhibit "C".

8. A copy of the Application and Amended Application and supporting exhibits is located at the office of the Applicant serving the area affected by the charges and conditions. It is available for public inspection.

9. The proposed service availability charge is appropriate because .

13. The proposed changes to the Applicant's service availability charges will not affect the current customers of the Applicant. The number, if any, of the customers who might be affected after the effective date of the amendment to the Applicant's service availability policy is not known at this time.

Respectfully submitted on this 7th day of May, 2006, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2180 W. State Road 434
Suite 2118
Longwood, FL 32779
Telephone: (407) 830-6331
Facsimile: (407) 830-8522

BY: 

MARTIN S. FRIEDMAN
For the Firm

EXHIBIT "A"

NOTICE TO CUSTOMERS

NOTICE OF AMENDMENT TO APPLICATION FOR AMENDMENT TO
WATER AND WASTEWATER CERTIFICATES

Notice is hereby given on the _____ day of _____, 2006, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of the Application of Gold Coast Utility Corp., 2340 N. E. Dixie Highway, Jensen Beach, Florida 34957, that the Utility has filed an amendment to its application to the Florida Public Service Commission to extend its service area to provide water and wastewater service to the property described below in Polk County, Florida to substitute its existing service availability policy with a more comprehensive one. A copy of the proposed service availability policy is on file with the Commission and at the offices of the Utility.

The proposed amendment to the Utility's service availability policy will not affect existing customers of the Utility. It will become effective upon approval by the Commission.

Any objections to the proposed amendment to the Utility's service availability policy must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Rose, Sundstrom & Bentley, LLP, 2180 W. State Road 434 Suite 2118, Longwood, FL 32779, within 30 days from the date of this Notice. The objection must state the grounds for the objection with particularity.

Gold Coast Utility Corp.
2340 N. E. Dixie Highway
Jensen Beach, Florida 34957

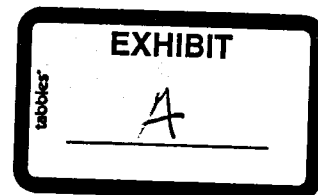


EXHIBIT "B"

AFFIDAVIT OF MAILING NOTICE TO CUSTOMERS

To be late filed

EXHIBIT "C"
TARIFF SHEETS

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SERVICE AVAILABILITY POLICY

1.0 PURPOSE

The Utility hereby establishes this policy for the purpose of creating a uniform method of determining the contribution in aid of construction (hereinafter "CIAC") to be borne by property owners, builders, or developers (hereinafter sometimes referred to as Contributor) within the certificated area of the Utility.

1.1 General Policy

The Utility adopts and incorporates herein by reference Chapter 25-30, Florida Administrative Code "F.A.C." concerning Service Availability for Water and Sewer System of the Florida Public Service Commission. Utility will make available service and extensions of service under said Rules, subject to matters of economic feasibility as defined in Rule No. 25-30.515, F.A.C. The word "person" as used in Rule 25-30.515 (4), F.A.C. shall mean and include "political subdivision".

2.0 AVAILABILITY

The provisions of this Policy are available to property owners, builders and developers throughout the certificated area subject only to matters of economic feasibility.

2.1 Service Outside Certificated Area

Owners, builders or developers being potential consumers whose property lies outside the Utility's certificated area may apply to the Utility for the extension of water distribution and/or sewage collection mains to said property.

Providing service outside the Utility's territory involves formal notice and formal proceedings before the Florida Public Service Commission and therefore entails engineering, administrative and legal expenses in addition to costs incurred by the Utility in providing service within its territory. Therefore, the Utility will not be obligated to provide its services outside the territory unless the contributor agree, in advance, to defray those additional expenses and pay to the Utility the estimated cost thereof. The advance payment will be adjusted to conform with the

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actual expenses after the proceedings have been concluded. The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as defined by Rule 25-30.515(7), F.A.C.

The Utility will not extend its facilities in situations where the extension will result in the service to existing customers to suffer either as a result of reduction of capacity to provide its service to customers, or diminishment of economic capability of the Utility to meet its financial commitments. [Section 367.061: 367.121(1)(d), Florida Statutes.]

3.0 DEFINITIONS

Terms not specifically defined herein or elsewhere in the service availability rules are considered to have their commonly understood meaning. Otherwise, for the purpose of this Policy, the definitions in Rule 25-30.515, F.A.C. and in Appendix "A" to this Policy shall apply.

4.0 OBLIGATIONS OF UTILITY

Utility shall maintain copies of this Policy available for the inspection by any property owner, developer, builder or prospective consumer desiring information regarding all elements of the cost of connecting to the water and/or sewer facilities of the Utility, and such copies shall be maintained at its general office.

Utility shall maintain "as-built" information on its water and/or sewer facilities in its office or in the office of its designated representatives for the purpose of providing reasonable information concerning the location of its water and/or sewer facilities.

Utility shall install all meters upon the request of prospective consumers providing that the total contributions-in-aid-of-construction as set forth below have been paid in accordance with the provisions of this Policy or the Utility's Tariff.

5.0 OBLIGATIONS OF DEVELOPER

All contributors and developers shall furnish to the Utility accurate information with regard to matters of engineering, construction of buildings and dwellings and proposed densities. Developers who increase their density factors and/or consumption requirements during the course of construction of the project are liable for an adjustment in their hydraulic share for off-site facilities and/or an increase in total contributions-in-aid-of-construction applicable to developer's project. Developer is responsible for errors or changes in engineering information

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furnished to Utility when such error or change results in increased cost to Utility for any construction which Utility may undertake in connection with installing water distribution or sewage collection facilities or which would necessitate a new design or re-design of water distribution or sewage collection plans.

3.1 Developer's Agreements

The Utility may require that provisions for extensions of service and service availability be made pursuant to a written "developer's agreement" which shall set forth such reasonable provisions governing developer and Utility responsibility pertaining but not limited to the installation of service facilities, the interconnection of plumber's lines with the facilities of Utility, the manner and method of payment of contributions-in-aid-of-construction, matters of exclusive service rights by Utility, standards of construction or specifications, time commitments to "take and use water and sewer services," engineering errors and omissions, rules, regulations and procedures of Utility, prohibitions against improper use of Utility's facilities and other matters normally associated with and contained in developer agreements. Such agreement will be consistent with the provisions of this Policy and in conformity with the rules promulgated and revised from time to time by the Commission.

The Utility may require that the contributor, in addition to the contributions set forth herein, bear the cost of preparation of developer agreement by independent counsel or persons qualified to draft and prepare such agreements. Said charges shall not exceed that amount normally to be contemplated for such service. (25-30.55, F.A.C.)

.0 REQUIREMENTS FOR PAYMENT OF CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION

The Utility requires the payment of contributions-in-aid-of-construction either by cash payments or through transfer of water distribution and sewage collection facilities and appurtenances thereto which have been installed by the contributor or through a combination of both cash payments and a transfer of such facilities to the Utility.

For the purpose of this Policy, the term contributions-in-aid-of-construction shall include the on-site water distribution and sewage collection system contributed in cash or in kind, payments to defray, in part or in total, the cost of the off-site lines and related facilities and payments to defray the cost of the treatment facilities and off-site lines and related facilities.

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CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION - TREATMENT FACILITIES & MAIN EXTENSIONS

Utility requires that all contributors pay contributions based in part on a pro rata share of the cost of treatment plant facilities and main extensions whether or not the facilities have been constructed or may be constructed to continue to render service. Such payments are herein defined as contributions-in-aid-of-construction and shall be made to all contributors upon approval of the governmental agency having jurisdiction of this Policy, where water or sewer service is available or agreed to be made available, in the territory.

Utility further declares that these contributions shall be uniform among all contributors notwithstanding provisions of prior developer agreements or the practices and procedures pertaining to such charges as established prior to the adoption of Chapter 25-30, F.A.C.

It is the further purpose of this section "to resolve inequities and discriminatory practices regarding contribution by placing all owners, builders and developers on a parity with regard to such charges".

7.1 Schedule of CIAC for Treatment Facilities and Main Extensions - System Capacity Charge

The following is the schedule of CIAC for treatment facilities and main extensions to be paid prior to the commencement of water and/or sewer service as a prerequisite for such service:

<u>Water (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	Refer to Sheet No. 17.0	

<u>Sewer (1)</u>	<u>Per ERC</u>	<u>Per Gallon</u>
System Capacity Charge	Refer to Sheet No. 17.0	

Charges to contributors pursuant to this Policy are calculated on a cost based upon the estimated demand of the contributor's proposed installation upon the transmission and treatment facilities of the Utility. It is computed by multiplying the above rates by the daily rates (gallons of demand) in use or as calculated by the Utility provided, however, that no user of water and/or sewer service shall pay less than the amount due for one E.R.C.

Based upon an average daily demand of 350 gallons for water and 280 gallons for sewage disposal for a single family residence. ("ERC")

7.2 Treatment Plant Water and Sewer Demand Characteristics

Upon request, the Utility will furnish to contributor or will calculate daily rates gallons of demand for various occupancies which will be used in computing the total contributions. In the instance of common facilities of multiple dwelling units such as irrigation, laundering, recreation facilities, commercial and commercial/residential facilities, determination of connection and main extension charges will be based upon the use characteristic defined by engineering data supplied by the prospective contributor, as accepted by the Utility. (25-30.515(8) Florida Administrative Code.)

7.3 Treatment Plant Capacity Allocations

Upon payment by the contributor and its proper execution of an agreement for service availability pursuant to these Rules, the Utility will reserve and will allocate to the contributor the portion of water and sewer plant capacity as set forth in the agreement for a period of eighteen (18) months from the date of payment of all amounts set forth in the agreement. If, for example, the contributor shall calculate demand of 350 gallons of water per day per single family residence, that capacity will be built or reserved for the contributor as specified by Rule 25-30.53, F.A.C. The Utility will not be obligated to provide capacity or service in excess of that allocation and may require consumers to curtail use which exceeds such allocated capacity. Whether plant is actually built or allocated to a contributor, the Utility will not be obligated to refund these charges to the contributor.

7.4 Contributions-in-Aid-of-Construction Based on Actual and Experienced Demand

If the experience of the Utility has demonstrated that the demand characteristics of customers of the community exceed those daily rates gallons of demand set forth in Appendix "B" the Utility shall require that the contributor pay those contributions and make the necessary commitments based on the actual and experienced demand and not the average demand. Thus, when the Utility shall demonstrate to the developer that its records and experience show, for example, that a single family residence of the type which the

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contributor proposes to build in the specific community places demand during certain times of the year equal to 600 gallons of water per day. then the charges per gallons demand set forth in Paragraph 7.1 of this Policy shall be multiplied by 600 gallons. In no event shall the Utility be required to build or accept plans, specifications, contributions-in-aid-of-construction or agreements predicated upon demand for water service less than 350 gallons per single family residential equivalent or sewer service of less than 280 gallons per single family residential equivalent per day. [25-30.515(10), F.A.C.]

0 CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION - "OFF-SITE" FACILITIES

The location, size or proposed density of developer's property may make service to such property dependent upon the extension of "off-site" water distribution and/or sewage collection facilities.

For the purpose of this Policy, the term "off-site" shall be defined as those main water transmission lines, sewage collection lines, sewage force mains and/or pumping stations necessary to connect developer's property with facilities of Utility adequate in size to transmit to developer's property an adequate quantity of water, adequate pressure and/or transmit sewage collected on developer's property to the treatment plant or disposal site of Utility.

Since each developer draws from the hydraulic capacity of such lines based on engineering design, Utility will require that developer pay his property's hydraulic share of the cost of the "off-site" main transmission and collection facilities through which service is rendered to developer's property. This pro-rata share is referred to as developer's "hydraulic share of off-site facilities."

Whenever use of such off-site facilities is necessary to render adequate service, the contributor must pay in advance the total cost of the hydraulic share of all off-site facilities necessary to provide service to the property to be served.

It is the policy of the Utility to apportion the cost of "off-site" facilities as hereinafter defined pro rata against the properties receiving service from and through such facilities.

It is further declared and established that the determination of the hydraulic share will be computed using the average daily flows in gallons then in use or as calculated by the Utility. Provided, however, that the Utility may adjust the estimated average daily flows based upon reasonable engineering judgment that includes consideration of (a) the quantum area to be developed; (b) the development trends in the surrounding territory; (c) the consumer density and, (d) the estimated use of service by the proposed development. The charge for the hydraulic share of off-site facilities is applicable whether or not the facilities have been previously constructed or are necessary to be constructed to serve contributor.

It is the intent of this section to apportion the cost of main transmission lines and pumping stations on a fair share basis irrespective of whether such transmission lines and pumping stations have been previously constructed or are proposed to be constructed.

8.1 Construction of Oversized Facilities.

Utility may require the installation of oversized off-site lines and facilities to provide service for other properties in accordance with the master plan of Utility. In this event, contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve contributor may then be the subject of a refundable advance agreement, as hereinafter provided.

9.0 CONTRIBUTIONS-IN-AID-OF-CONSTRUCTION - ON-SITE FACILITIES

Each developer and contributor shall be responsible for the design, installation, inspection and testing of the complete water distribution and sewage collection system located in the street or streets adjoining or within the boundaries of developer's property. The provisions of this Rule may be waived by the Utility at its sole option in situations involving single or individual connections to readily accessible utility mains or equipment.

An "on-site" water distribution system is defined to include all component parts of a water distribution system, including valves, fittings, laterals, hydrants and all appurtenances as shown upon the approved design of such water distribution system. An "on-site" sewer collection system is defined to include all collection lines, manholes, force mains, lift or pumping stations, including the site for same, and all other appurtenances as shown upon the approved design for the installation of such sewage collection system.

The contributor shall pay all expenses of any nature related to the on-site project, such as, but not limited to, fees for permits and costs incurred in connection with inspection, installation, analysis, testing, insurance, legal work, administration or engineering.

9.1 Design and Construction of "On-Site" Facilities

Contributor shall design and/or construct the on-site facilities provided, however, such design, installation and construction shall be subject to the prior approval of the Utility. In the alternative, Utility may design and install on-site facilities and require contributors to pay the actual cost of design and construction, including all necessary fees.

Keith Burge
ISSUING OFFICER

Secretary/Treasurer
TITLE

9.2 Transfer of "On-Site" Facilities

Contributor shall also be responsible for financing of the on-site facilities in such a manner as to permit transfer of ownership and control of the facilities to Utility free and clear of any impediment to the continuous fettered enjoyment by the Utility. All transfers of on-site facilities shall be in a form reasonably satisfactory to the Utility's attorney and shall be accompanied by satisfactory evidence of ownership free and clear of any liens and encumbrances.

9.3 Construction of Oversized Facilities

Utility may install or may require the installation of oversized lines or facilities on contributor's property to provide service to other properties in accordance with the master plan of Utility. In this event, contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve the contributor may then be the subject of a refundable advance agreement as hereinafter provided.

Because of the limited size of contributor's property for which service has been requested, Utility may decide to design and install the water distribution and sewage collection system. In such event, Utility reserves the right to compute the estimated cost of such extension and to require contributor to pay such cost of construction in lieu of contributor's installation of the water distribution and/or sewage collection system.

10.0 CONTRIBUTION-IN-AID-OF-CONSTRUCTION - CUSTOMER CONNECTION (TAP-IN) CHARGE

The amount of contribution to reflect the cost of tapping into the main and as defined in Appendix "A" will not exceed the actual cost of tapping into the main line and extending a service pipe from the main to the customer's installation. This contribution will not be imposed jointly with CIAC - "Off-Site" Facilities as discussed in Rule 8.0 of this Policy.

11.0 CONTRIBUTION-IN-AID-OF-CONSTRUCTION - METER INSTALLATION FEE

Utility will always furnish and supply all water meters used in its system in the interest of standardization and uniformity.

Utility shall install customer's water meter. Utility will charge each person requesting water service a contribution to offset the Utility's cost of the meter, appurtenances and cost of installation if applicable for the size meter required by the use characteristics of the property and the customer to be served as determined by the Utility.

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This contribution will be paid by consumers for the meter and meter installation and shall be charged only one time for the meter and its installation at any one location provided, however, that requests to exchange existing meters for meters of a larger size will result in a charge to the prospective consumer of the difference between the existing smaller size meter and the requested larger size meter.

For the purposes of this Policy, such following contributions are set using the following demand requirements:

METER SIZE

METER INSTALLATION FEE

Refer to Sheet No. 17.0

Contributions for 3-inch and larger meters will be based upon the estimated actual cost of the meter or meters plus the cost of installation. When actual costs differ from estimates, the difference will be refunded by the Utility if the total cost was less than the estimate or paid by the contributor prior to initiation of water service if the actual cost exceeds the estimated cost. The contributor will be furnished a copy of the invoice at the time of installation, or as soon thereafter as possible, upon request.

12.0 WATER SERVICE ONLY - SEWER SERVICE ONLY

In any instance where either water or sewer service only is furnished without the companion service, the connection charge shall be computed for that service only.

13.0 ON-SITE SYSTEM DESIGN & CONSTRUCTION

13.1 Design by Independent Engineers

Utility shall recognize the design of water and sewer facilities prepared by a registered professional engineer regularly engaged in the field of sanitary engineering, covering the design of developer's on-site water distribution and/or sewage collection system. Provided, however, that each design shall be fully subject to the approval of Utility's engineer and shall conform in all respects to the criteria of Utility governing the installation of Utility facilities ultimately to be accepted by Utility for ownership, operation and maintenance. Utility reserves the right to charge a fee commensurate with the actual cost to Utility of reviewing such engineering plans and furnishing to developer's engineer, various information regarding location and criteria. All designs of water distribution and sewage collection facilities are at all times subject to the approval of other agencies having

Provided, however, that the Utility will establish specifications based upon good engineering and utility construction practices, and shall provide such specifications to the developers or their representative. Any such specifications shall be incorporated into the design and construction of the on-site collection and/or distribution systems. In the event that such specifications are not incorporated into the on-site system design and construction, the Utility reserves the right to order suspension of further design or construction pending correction of the deficiencies.

13.2 Design by Utility's Engineer

Utility maintains a relationship with its consulting engineer to provide utility design services to developers for the purpose of facilitating the design of developer's on-site water distribution and/or sewage collection system. Designs prepared by Utility's consulting engineer are acceptable to Utility, but are at all times subject to the approval of other governmental agencies having jurisdiction over the subject matter of such design. The cost of plans prepared by Utility's consulting engineer shall be borne by developer. However, in such cases, developer will not be required to pay the charge for review of such plans as provided for in the foregoing paragraph.

13.3 Construction of Distribution and Collection Systems

The on-site distribution and collection systems may be constructed by the developer or a sub-contractor employed by the developer at his option by the Utility. Provided, however, that in the event the developer decides to construct and install or have constructed and installed the distribution and/or collection systems, the developer shall, not less than thirty (30) days prior to commencing construction, furnish the Utility with a complete copy of the plans and specifications of the proposed on-site collection and distribution system. The Utility shall have twenty (20) days in which to determine the acceptability of the design, plans and specifications furnished to it by the developer. If the Utility shall object to the design, plans and specifications or any part thereof, construction shall not commence pending the resolution of the Utility's objection. (25-30.545, F.A.C.)

Keith Burge
ISSUING OFFICER

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It is further provided that the Utility may issue, revise or amend a list of construction contractors who are qualified to construct and install water and/or sewer systems and facilities to the level desired by the Utility. The Utility further reserves the right to reject any construction contractor who the Utility believes or has reason to believe does not perform, construct or install facilities in accordance with good engineering practice and generally accepted construction practices as practiced by the Utility.

14.0 TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE

Should events occur wherein the Utility agrees to accept systems built by others, each contributor (developer, builder, etc.) who has constructed portions of a water distribution and/or sewage collection system shall convey such component parts of the water distribution and/or sewage collection system to Utility by bill of sale, in form satisfactory to Utility's attorney, together with such evidence as may be required by Utility that the water and/or sewer systems proposed to be transferred to Utility are free of all liens and encumbrances.

PROVIDED, HOWEVER, THAT AT ALL TIMES:

14.1 Customer's Installation

Any facilities in the category of consumer's installation as defined in Appendix A shall not be transferred to Utility and shall remain the property of individual customers, their successors or assigns.

14.2 Acceptance of Lines

Utility shall not be required to accept title to any component part of the water distribution or sewage collection system until Utility's engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by Utility and thereafter evidenced its acceptance of such lines for Utility's ownership, operation and maintenance.

14.3 Cost Records and "As-Built" Plans

Contributor shall maintain accurate cost records establishing the construction costs of all Utility facilities constructed by the contributor. Such cost information shall be furnished to Utility concurrently with the bill of sale and such cost information shall be a prerequisite for the acceptance by Utility of the portion of the water distribution and sewage collection system constructed by the contributor. Contributor shall also supply to the Utility a complete copy of "as-built" plans

signed by the engineer responsible for construction, and the supplying of such plans will be a prerequisite for the acceptance by the Utility of the portion of the water distribution or sewer collection system constructed.

14.4 Right to Refuse Connection and Service

Utility reserves the right to refuse connection and to deny the commencement of service to any consumer seeking to be connected to portions of the water distribution and sewage collection system until such time as the provisions of this section have been fully met.

15.0 EASEMENTS & RIGHTS-OF-WAY

As a prerequisite to the construction of any water distribution and/or sewage collection system proposed to be connected to the facilities of Utility, contributors shall be responsible for obtaining all easements or rights-of-way necessary in connection with the installation of the proposed facilities and the master plan of Utility. All grants or conveyances shall be free and clear of all liens and encumbrances and in form proper for recording and satisfactory to Utility attorney. Such conveyances shall be made without cost to Utility. Utility reserves the right to require such easement or right-of-way to the point at which the meter is proposed to be installed or at the "point of delivery of service," being the point at which the Utility's facilities join with the consumer's installation.

16.0 INSPECTIONS

The Utility shall have, at all times during the construction, the right to inspect the construction of the water and/or sewer facilities being built by the contributor, or his agents or employees, as set forth in this Policy and receive payment of fees referred to therein. (25-30.54(7), F.A.C.)

Such inspection is designed to assure Utility that water and sewer lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Utility further reserves the right to be present at tests of component parts of water distribution or sewage collection systems for the purpose of determining that the system, as constructed, conforms to Utility criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of Utility engineer or authorized inspector.

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16.1 Inspection Fees

Any engineering plans or designs for, or construction of, facilities by a contributor (developer) which are to become a part of Utility's system will be subject to review and inspection by the Utility. For this service, the Utility may charge an inspection fee based upon the actual cost to the Utility for inspection of facilities constructed by contributors or independent contractors for connection with the facilities of the Utility. Such inspection fee shall be paid by the contributor in addition to all other charges above stated as a condition precedent to service. A copy of the engineer's statement for plan review and inspections will be furnished to the contributor upon request.
(25-30.515(11), F.A.C.)

16.2 Inspection of Plumber's Hook-Up

It shall be the responsibility of the contributor or its plumbing contractor to connect contributor's plumbing installation with the water distribution and sewage collection system. The Utility reserves the right to inspect all such connections to be assured that the same are properly made in accordance with the Utility's rules governing such connections.

The contributor shall notify the Utility of any proposed interconnection with the facilities of the Utility and connection may be made without the presence of the Utility inspector. However, such connection shall remain open until inspection by the Utility and until notice of the approval of such connection is furnished to the developer in accordance with the practices and procedures of the Utility. Any connection covered without the benefit of inspection will result in subsequent inspection. If the Utility fails to inspect the connection within 48 hours after written notice that the same is ready to inspect, the connection shall be deemed approved by the Utility.
(25-30.545, F.A.C.)

17.0 REFUNDABLE ADVANCES

Developer shall always be responsible for his "hydraulic share" of the cost of off-site facilities. However, occasions may arise when, for sound engineering reasons relating to Utility's master plan, it is necessary to serve a contributor with facilities greater in size than the facilities related to the contributor's pro rata share.

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Therefore, the Utility may require, in addition to the contributions set forth herein, a refundable advance by a contributor to temporarily defray the cost of any off-site extension of water and/or sewer mains, pumping stations, and other facilities necessary to connect the developer's property with the then proper point of interconnection with the Utility's existing water and/or sewer facilities, in size needed to provide service to the subject property.

In the event that the Utility requires the developer to advance to the Utility additional main extension charges based upon the anticipated hydraulic load requirements of the undeveloped property in order that such facilities may be constructed to serve both the developer's property and the immediately surrounding area in accordance with the Utility's master plan for service, charges paid by the contributor over and above the contributor's hydraulic share of the off-site facilities shall be refunded to the developer in accordance with the terms and conditions of a refunding agreement which the Utility will execute with the contributor. Notwithstanding the provisions of this section, the Utility may limit the life of the refund agreement to a term of not more than eight (8) years, after which time a portion of the refund not made to the contributor by the terms and conditions of the refund agreement will be retained by the Utility, and such refund agreement will be cancelled. In no event shall a contributor recover an amount greater than the difference between the capitalized cost of such improvements and the developer's own hydraulic share of such improvement. The Utility will not include any interest upon the refund of the developer's advance. (25-30.515(16), F.A.C.)

18.0 ACTION BY GOVERNMENTAL AUTHORITY

Requirements by appropriate governmental authorities to limit or curtail utility services, such as irrigation moratoriums, may restrict the use of utility services in addition to the maximum water use demand set forth in Paragraphs 7.3 and 11.0 of this Policy. Contributors and customers obtain reservation for service or the service itself subject to notice of this limitation.

19.0 ADJUSTMENT PROVISIONS

Governmental Authority: The rules and charges set forth in this Policy are subject to adjustment by appropriate action of the governmental agency having jurisdiction of this Policy, either by action of the governmental agency or by request of the Utility. (25-30.565, F.A.C.)

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APPENDIX "A"

DEFINITIONS

CONTRIBUTION-IN-AID-OF-CONSTRUCTION (CIAC) - The sum of money and/or the value of the property represented by the cost of the water and sewer treatment facilities and the water distribution and sewage collection systems including lift stations which developer or owner transfers, or agrees to transfer, to Utility in order to induce Utility to provide utility service to specified property. Total CIAC includes the sum of those contributions shown below and classified as shown for ease in calculation and explanation. Contributions to be paid by a developer will consist of from one to all of the categories depending on the size, plant demand, location relative to the treatment plants and other factors as discussed in this Policy. Total CIAC will be computed on the following basis:

Contribution-in-Aid-of-Construction - Plant Capacity Charge - The term applied to any contribution-in-aid-of-construction, paid in cash by a property owner, builder or developer for the purpose of partially or fully defraying Utility's cost of water production, storage and treatment plant or waste water treatment plant.

Contribution-in-Aid-of-Construction - "Off-Site" Facilities - The term applied to any contribution-in-aid-of-construction paid by the contributor to the Utility for the purpose of defraying all or part of the Utility's capital costs in extending its off-site water/sewer facilities to provide utility service to specified property. Said contribution shall be determined on the "hydraulic share" basis and will include contribution for tapping of the main and extension of the service line when such is a part of the contractual arrangement.

Contribution-in-Aid-of-Construction - "On-Site" Facilities - The term applied to any contribution-in-aid-of-construction paid by a contributor in cash or in kind by the construction and/or donated of the complete water distribution system or sewage collection systems located within the boundaries of developer's or builder's property.

Contribution-in-Aid-of Construction - Customer Connection (Tap-in) Charge - The term applied to any contribution-in-aid-of-construction imposed by the Utility to defray the cost of tapping into the main and extending a service pipe from the main to the customer installation. Such amounts will not be imposed jointly with contributions for off-site facilities and only one of these two types of contributions will prevail in any single contractual arrangement.

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Contributions-in-Aid-of-Construction - Meter Installation Fee - The term applied to any contribution-in-aid-of-construction paid by a contributor to defray the actual or average cost to the Utility to install the water measuring device at the point of delivery, including materials and labor required.

Commercial Customer - A customer who proposes to employ or employs water or sewer service obtained from the Utility for use in any trade, business, profession or calling is operated by a governmental or private enterprise and whether or not for profit.

Customer Installation - All facilities on the customer's side of the point of delivery.

Equivalent Residential Connection (ERC) - A determination of the average daily flow of a specific classification of water and/or sewer service customers, and comparing that flow with the normal average daily flow of a single residential unit (350 gallons per day) for water service and (280 gallons per day) for sewer service, to determine the equivalence of that water and/or sewer service customer to a normal single residential unit.

Hydraulic Share - The pro-rata share of the capabilities of facilities to be available to the contributor which pro-rata share is multiplied by the unit cost (per gallon) of constructing such facilities to determine the proportional share of the cost thereof to be borne by the contributor.

Off-Site Facilities - The sewage collector trunk mains (including manholes), sewage force mains and sewage pumping stations, also water transmission mains, the purpose of which is to transport potable water for domestic consumption and commercial use to several properties within the service territory of the Utility, or for the collection of sewage received from the several properties within said territory.

On-Site Facilities - The portion of the water distribution system and/or sewage collection system and treatment facility which has been or is to be located wholly within the property which is the subject of the extension agreement. In the event that a trunk main crossed the property of contributor, the on-site facilities shall be considered the water distribution system and/or sewage collection system that is located on the contributor's property but outside of the easement containing said trunk line facilities.

Service Availability - The readiness and ability on the part of the Utility to furnish utility service meeting prescribed quantity and quality standards through water distribution and/or sewage collection lines abutting the property proposed to be served.

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APPENDIX "B"

WATER & SEWER FLOW DESIGN FACTORS

Types of Building Usages

Apartments.....	250 gpd (water)
	200 gpd (sewer)
Bars and Cocktail Lounges.....	10 gpcd (1)
Boarding Schools (Students and Staff).....	75 gpcd
Bowling Alleys (toilet wastes only, per lane).....	200 gpd
Country Clubs, per member.....	50 gpcd
Day Schools (Students and Staff).....	20 gpcd
Drive-in Theatres (per car space).....	5 gpd
Factories, with showers.....	30 gpcd
Factories, no showers.....	10 gpd/100 sq. ft.
Hospitals, with laundry.....	250 gpd/bed
Hospitals, no laundry.....	200 gpd/bed
Hotels and Motels	200 gpd/room & unit
Laundromat.....	225 gpd/wash. machine
Mobile Home Parks (per mobile home)	300 gpd/(water)/240 gpd (sew)
Movie Theatres, Auditoriums, Churches (per seat)...	5 gpd
Nursing Homes.....	150 gpd/100 sq. ft.
Office Buildings.....	10 gpd/100 sq. ft.
Public Institutions	
(other than those listed herein).....	75 gpcd
Restaurants (per seat).....	50 gpcd
Single Family Residential.....	350 gpd (water)
	280 gpd (sewer)
Townhouse Residence.....	250 gpd (water)
	200 gpd (sewer)
Stadiums, Frontons, Ball Parks, etc. (per seat)....	3 gpd
Stores, without kitchen wastes.....	5 gpd/100 sq. ft.
Speculative Buildings.....	30 gpd plus
	10 gpd/100 sq. ft.
Warehouses.....	30 gpd plus
	10 gpd/1000 sq. ft.

- (1) gpcd - gallons per capita per day
(2) gpd - gallons per day

NOTE: Sewage gallonage refers to sanitary sewage flow on unit basis for average daily flow in gallons per day.

NOTE: Any other water/sewer usage not shown on the above list will be subject to gallonage determination by the contributor's engineer using standard engineering practices and approved by the utility.

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FIRST REVISED SHEET NO. 24.0
CANCELS ORIGINAL SHEET NO. 24.0

GOLD COAST UTILITY CORP.
WATER TARIFF

HELD FOR FUTURE USE

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FIRST REVISED SHEET NO. 25.0
CANCELS ORIGINAL SHEET NO. 25.0

GOLD COAST UTILITY CORP.
WATER TARIFF

HELD FOR FUTURE USE

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