

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

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| In re: Application of Heritage Wood N') | DOCKET NO. 890730-WS |
| Lakes Estates, a Division of Sunshine) | |
| State Service Corporation, in Sumter) | ORDER NO. 22152 |
| County.) | |
| _____) | ISSUED: 11-6-89 |

The following Commissioners participated in the disposition of this matter:

MICHAEL McK. WILSON, Chairman
 THOMAS M. BEARD
 BETTY EASLEY
 GERALD L. GUNTER
 JOHN T. HERNDON

ORDER GRANTING CERTIFICATES
 AND SETTING RATES AND CHARGES

BY THE COMMISSION:

Background

On May 31, 1989, Heritage Wood 'N Lakes Estates, (Heritage Wood or Utility) filed an application with this Commission for water and sewer certificates in Sumter County. The application was filed at the direction of the Commission in Order No. 20576, in Docket No. 870060, which found Heritage Wood to be jurisdictional.

Heritage Wood is a mobile home subdivision that provides water and sewer service to approximately 80 lots in Sumter County. Residents own their lots and pay a \$65.00 monthly maintenance fee that includes water and sewer service, garbage collection and common area maintenance services.

Application

The application is in compliance with Section 367.041, Florida Statutes, and Rule 25-30.035, Florida Administrative Code. Heritage Wood paid the appropriate filing fee and provided proof of ownership of the land upon which the treatment facilities are located. Adequate territory and system maps have been filed. A territory description is attached as Attachment A. Noticing requirements have been met

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in accordance with Rule 25-30.030, Florida Administrative Code. No objections to the application have been filed with the Commission, and the Department of Environmental Regulation has no outstanding citations or violations for this utility.

We have reviewed the financial statements of Independence Investment Company, the parent company of Sunshine Service Corporation, which is the owner of the Utility, and find it to have adequate resources for the continued operation of the Utility. Further, since the Utility has been in operation since 1974 and has been operated satisfactorily by the present owner since 1987, we find that the owner has the expertise to operate the utility. Therefore, we find that it is in the public interest to grant Heritage Wood Water Certificate No. 523-W and Sewer Certificate no. 457-S.

Rates and Charges

As stated previously, each resident within the subdivision is charged a monthly maintenance fee of \$65.00. This fee includes water and sewer, garbage collection and common area maintenance services. According to Heritage Wood, 21%, or \$13.65, of this revenue is allocated to water and sewer service. Of the monthly utility charge, 43% is allocated to water service, with the remaining 57% allocated to sewer service. This equates to the following monthly flat rates:

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| Water | \$5.85 |
| Sewer | \$7.80 |

We find these rates to be reasonable and they are, therefore, approved. We are informed that the customers have been advised by Heritage Wood that they will continue to pay a \$51.35 maintenance fee and be billed separately for water and sewer.

It is, therefore,

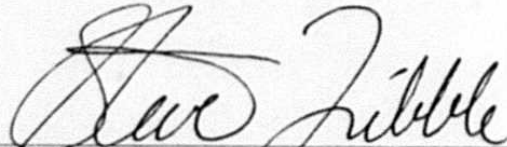
ORDERED by the Florida Public Service Commission that Heritage Wood 'N Lakes Estates, 2002 North Lois Avenue, Suite 800, Tampa, Florida 33607, is hereby granted Water Certificate No. 523-W and Sewer Certificate No. 457-S authorizing it to serve the territory shown on Attachment A of this Order. It is further

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ORDERED that Heritage Wood 'N Lake Estates shall charge the rates and charges set forth in the body of this Order. Heritage Wood shall file tariff sheets reflecting the rates and charges contained in the body of this Order within 20 days of the date of this Order. It is further

ORDERED that Docket NO. 890730-WS is hereby closed.

By ORDER of the Florida Public Service Commission
this 6th day of NOVEMBER, 1989.



STEVE TRIBBLE, Director
Division of Records and Reporting

(S E A L)

ALC

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

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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 Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

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ATTACHMENT A

DESCRIPTION FOR HERITAGE WOOD 'N LAKES ESTATES
A DIVISION OF SUNSHINE STATE SERVICE CORPORATION
SUMTER COUNTY
SERVICE TERRITORY DESCRIPTION
(WATER WHEEL ADULT MOBILE HOME COMMUNITY AND R.V. PARK)

In Township 19 South, Range 23 East

Section 16:

Beginning at the Northwest corner of the SW 1/4 of Section 16, Township 19 South, range 23 East, Sumter County, Florida; thence N.0°02'49"E. along the West boundary of the NW 1/4 of said Section, 1592.76 feet to an intersection with the South right-of-way line of State Road 44 (100 feet wide); thence S.69°41'51"E. along said right-of-way line 1414.39 feet to an intersection with the east boundary of the W 1/2 of the SW 1/4 of said Section; thence S.0°04'47"E. along said East boundary 1097.86 feet; thence S.0°02'36"E. along said East boundary 1324.54 feet; thence S.0°38'18"W. along said East boundary 10.28 feet to the Southeast corner of Heritage Wood 'N Lakes Estates, according to the plat thereof as recorded in Plat Book 4, Pages 61 and 61A, Public Records of Sumter County, Florida; thence S.89°34'21"W. along the South boundary of said Heritage Wood 'N Lakes Estates and a Westerly projection thereof 946.35 feet more or less to an intersection with the East boundary of Tract D, Hearty Host Lake Resort, according to the plat thereof as recorded in Plat Book 3, Pages 57 and 57A, Public Records of Sumter County, Florida; thence S.0°03'20"E. along said East boundary of Tract D, 27.06 feet more or less to the Southeast corner of said Tract D; thence S.89°38'21"W. along the South boundary of said Tract D, 388.84 feet to the Southwest corner of said Tract D; thence N.0°12'25"E. along the West boundary of said Tract D and the West boundary of aforesaid SW 1/4, 1353.14 feet to the Point of Beginning.