

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of Century Group,)
Inc. for original certificate in Pasco)
County.)
_____)

DOCKET NO. 891010-WU
ORDER NO. 22302
ISSUED: 12-12-89

The following Commissioners participated in the disposition of this matter:

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

ORDER GRANTING CERTIFICATE
AND REQUIRING PAYMENT OF REGULATORY ASSESSMENT FEES

BY THE COMMISSION:

Background

Century Group, Inc. (Century or Utility) operates a water system at the Arbor Oaks Mobile Home Park (Arbor Oaks). The Utility provides service to approximately 99 customers at the mobile home park. Century's service territory includes a total of 157 lots. The Utility has its own sewer plant and receives water from Pasco County through a master meter.

In Docket No. 870865-WS, initiated by a customer complaint, the Commission determined the jurisdictional status of the Arbor Oaks system, as well as five other utilities owned by Century Realty Funds (CRF) or its affiliates. Order No. 18727, issued January 25, 1988, found Arbor Oaks to be jurisdictional and required CRF to apply for water and sewer certificates for the utility.

Pursuant to Order No. 18727, on July 25, 1988, Century filed an application with this Commission for an original sewer certificate. Docket No. 881003-SU was opened to consider that application. Century's application for a sewer certificate was protested by Pasco County. However, Pasco County's concerns have been resolved and the protest has been withdrawn.

When Century filed its application, it applied only for a sewer certificate. Upon being advised that it needed to apply

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for a water certificate as well, Century filed its application for a water certificate on July 31, 1989. Docket No. 891010-WU was opened to consider that application.

Application

The application is in compliance with Section 367.041, Florida Statutes, and Rule 25-30.035, Florida Administrative Code. Century has paid its 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 to this Order as Attachment A and by reference incorporated herein. Noticing requirements have been met in accordance with Rule 25.30.030, Florida Administrative Code. No objections to the application have been filed with the Commission.

Century has operated the utility since 1986 and has demonstrated the financial ability to continue operating the system in a satisfactory manner. The Department of Environmental Regulation has no outstanding citations or violations for this utility system.

Based on the above, we find that it is in the public interest to grant Century Water Certificate No. 524-W to provide service to the territory described in Attachment A.

Rates and Charges

The Utility presently charges its customers a flat rate of \$15.00 per month for water and sewer service, when a mobile home space is occupied, and \$7.50 per month when it is not occupied. In its application for a sewer certificate in Docket No. 881003-SU, Century requested a rate of \$8.00 per month for sewer service when a residence is occupied, and \$4.00 per month when it is unoccupied. In this Docket, Century has requested to charge a flat rate of \$7.00 for water service when a residence is occupied and \$3.50 per month when it is unoccupied.

The Utility has been collecting these rates since its inception and we find them to be reasonable. The rates set forth above are, therefore, approved and Century is directed to continue to charge these rates until such time as a change is

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requested. At that time, the issue of whether Century should be required to have metered rates will be addressed. Century has filed its water tariff reflecting the rates approved herein.

Century does not charge any utility-related connection fee. It charges residents, who rent their spaces from Century but own their own manufactured homes, a fee of \$750.00 as an initial charge. None of this fee goes toward the operation of Century's water plant, nor is it retained by Century in any form. Out of the \$750.00, Century pays Pasco County a \$715.00 transportation fee; a \$150.00 parks and recreation fee; a new home fee of \$40.00 and a radon research fee. Although the radon research fee is based on square footage, it averages about \$7.00. Further, Century does not collect customer deposits or miscellaneous service charges.

Regulatory Assessment Fees

As previously stated, this Utility was found to be subject to Commission regulation in January, 1988. Therefore, Century shall file a 1988 Annual Report and pay regulatory assessment fees for 1988 and the first six months of 1989. Century shall, within 45 days of the date of this Order, file its annual report and pay the regulatory assessment fees.

It is, therefore,

ORDERED by the Florida Public Service Commission that Century Group, Inc., Post Office Box 7079, Winter Haven, Florida 32883-7079, is hereby granted Water Certificate No. 524-W to provide service to the territory described in Attachment A of this Order. It is further


ORDERED that Century shall charge the rates approved in the body of this Order. It is further

ORDERED that Century shall file a 1988 Annual Report and pay regulatory assessment fees for 1988 and the first six months of 1989 within 45 days of the date of this Order. It is further

ORDERED that Docket No. 891010-WU is hereby closed.

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By ORDER of the Florida Public Service Commission,
this 12th day of DECEMBER, 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 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 CENTURY GROUP, INC.

PASCO COUNTY

SERVICE TERRITORY DESCRIPTION (ARBOR OAKS MOBILE HOME PARK)

Township 26 South, Range 21 East

In Section 09

The SW 1/4 of the NE 1/4 of the NW 1/4 and the S 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4 and the N 1/2 of the N 1/2 of the SE 1/4 of the NW 1/4.