

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for ) DOCKET NO. 960601-WS  
Amendment of Certificates Nos. ) ORDER NO. PSC-96-1189-FOF-WS  
15-W and 76-S to include ) ISSUED: September 23, 1996  
additional territory in Orange )  
County by Park Manor Waterworks, )  
Inc. )  
\_\_\_\_\_ )

ORDER AMENDING CERTIFICATES NOS. 15-W AND 76-W TO INCLUDE  
ADDITIONAL TERRITORY AND CLOSING DOCKET

BY THE COMMISSION:

On May 13, 1996, Park Manor Waterworks, Inc. (Park Manor or utility) applied for an amendment to Water Certificate No. 15-W and Wastewater Certificate No. 76-S to include additional service territory in Orange County, Florida. Park Manor is a Class B utility, with annual operating revenues of \$806,654 and net income of (\$44,503) in 1995, according to its annual report. The utility serves 1,314 water customers and 1,294 wastewater customers. It is an S corporation.

The application is in compliance with the governing statute, Section 367.045, Florida Statutes, and other pertinent statutes and administrative rules concerning an application for amendment of certificate. The application contains a check in the amount of \$1,000, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code. The applicant has provided evidence in the form of warranty deeds that it owns the land upon which its facilities are located, as required by Rule 25-30.036(1)(d), Florida Administrative Code.

Adequate service territory and system maps and a territory description have been provided as prescribed by Rule 25-30.036(1)(e), (f) and (i), Florida Administrative Code. The utility has submitted an affidavit consistent with Section 367.045(2)(d), Florida Statutes, that it has tariffs and annual reports on file with the Commission. The utility will serve single-family residences in addition to various commercial properties on approximately ten acres in the additional service territory.

The application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, Florida Administrative Code, including notice to the customers in the proposed territory. The City of Ocoee filed and later withdrew an objection to the

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application. No other objections to the notice of application were received.

Park Manor has the technical ability to serve the additional service area. The utility has two water treatment plants and is authorized by the local water management district to withdraw 720,000 gallons per day (gpd). Park Manor currently withdraws 365,000 gpd. The utility's wastewater treatment plant is rated at 350,000 gpd. Park Manor currently operates with an average daily flow of 280,000 gpd. The utility's operations manager holds a Class A operators license for water and wastewater.

Park Manor has the financial ability to serve the additional service area. The utility has provided water and wastewater service to the community of Park Manor for over thirty years. Although the utility showed losses from operations in 1993, 1994, and 1995, with the customers it will acquire by authority of this amendment and those acquired by amendments approved by Order No. PSC-95-0752-FOF-WS, issued June 22, 1995, and Order No. PSC-95-1397-FOF-WS, issued November 13, 1995, the utility's financial condition can be expected to improve, the more so because it is not required to invest in additional facilities and developers will contribute the water and wastewater service line extensions.

The utility's service availability charges were established by Order No. 15831, issued March 12, 1986, in Docket No. 850051. Its water and wastewater rates were last changed on January 23, 1995, with a pass-through rate increase. The utility has indicated that the proposed amendment will have no significant impact on its existing rates and charges. The utility has filed revised tariff sheets incorporating the additional territory into its tariffs and returned its certificates for entry reflecting the additional territory. The rates and charges currently approved in the utility's tariffs shall be effective for the customers in the additional service territory.

The utility has stated that the provision of services will be consistent with the water and wastewater sections of Orange County's Comprehensive Plan, as evidenced by the Orange County/Park Manor Waterworks, Inc., Water, Wastewater and Reclaimed Water Territorial Service Area Agreement, approved by the Orange County Board of County Commissioners on August 29, 1995. The Department of Environmental Protection has issued no outstanding notices of violation against the utility.

Accordingly, we find it appropriate to amend Park Manor's Water Certificate No. 15-W and Wastewater Certificate No. 76-S to

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include the additional service territory requested. No further action is required in this docket; therefore, it shall be closed.

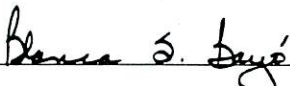
Based on the foregoing, it is, therefore,

ORDERED by the Florida Public Service Commission that Certificates Nos. 15-W and 76-S, held by Park Manor Waterworks, Inc., 1527 Park Manor Drive, Orlando, Florida 32825 are hereby amended to include the territory described in Attachment A of this Order, which, by reference, is incorporated herein. It is further

ORDERED that Park Manor Waterworks, Inc., shall charge the customers in the territory added hereby the rates and charges approved in its tariffs. It is further

ORDERED that this docket shall be closed.

ORDER of the Florida Public Service Commission, this 23rd day of September, 1996.

  
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BLANCA S. BAYÓ, Director  
Division of Records and Reporting

( S E A L )

CJP

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, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, 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 and/or wastewater 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.

ATTACHMENT A

PARK MANOR WATERWORKS, INC. TERRITORY DESCRIPTION - ORANGE COUNTY

Section 16, Township 22 South, Range 31 East, Orange County, Florida, all of the property lying South of the South Right-of-Way of East Colonial Drive (S.R. 50) in the SW 1/4 of the SW 1/4.

Section 19, Township 22 South, Range 31 East, Orange County, Florida, the S 1/2 of the SE 1/4 of the SE 1/4, less the North 196 feet, less the West 774 feet, less the South 158 feet of the West 1,089.52 feet.

Section 20, Township 22 South, Range 31 East, Orange County, Florida,  
the SW 1/4 of the SW 1/4  
the SE 1/4 of the SW 1/4  
the SW 1/4 of the SE 1/4  
the SE 1/4 of the SE 1/4  
the South 825 feet, +/- of the NW 1/4 of the SW 1/4  
the East 40 feet, +/- of the North 495 feet, +/- of the NW 1/4 of the SW 1/4  
the NE 1/4 of the SW 1/4  
the NW 1/4 of the SE 1/4 less the North 150 feet, +/-.  
the NE 1/4 of the SE 1/4  
the SE 1/4 of the NW 1/4  
the SE 1/4 of the NE 1/4  
the NE 1/4 of the NE 1/4

Section 21, Township 22 South, Range 31 East, Orange County, Florida, the West 1/2 of the NW 1/4 of the NW 1/4, lying South of the South Right-of-Way of East Colonial Drive (S.R. 50)  
the NE 1/4 of the NW 1/4 of the NW 1/4, lying South of the South Right-of-Way of East Colonial Drive (S.R. 50), less the West 230 feet, less the Northerly 150 feet of the Westerly 405 feet, +/-.  
the SE 1/4 of the NW 1/4 of the NW 1/4  
the SW 1/4 of the NW 1/4  
the NW 1/4 of the SW 1/4

Section 29, Township 22 South, Range 31 East, Orange County, Florida,  
the NW 1/4 of the NW 1/4.  
the NE 1/4 of the NW 1/4  
the NW 1/4 of the NE 1/4



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the NE 1/4 of the NE 1/4

Section 30, Township 22 South, Range 31 East, Orange  
County, Florida,  
the North 297 feet, +/- of the NE 1/4 of the NE 1/4.