

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for quick-take amendment of Certificate 439-W to extend water service territory in Brevard County by San Sebastian Water, LLC.	DOCKET NO. 080164-WU ORDER NO. PSC-08-0471-PAA-WU ISSUED: July 21, 2008
---	---

The following Commissioners participated in the disposition of this matter:

MATTHEW M. CARTER II, Chairman  
LISA POLAK EDGAR  
KATRINA J. McMURRIAN  
NANCY ARGENZIANO  
NATHAN A. SKOP

NOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING PROPOSED NEW CLASS OF SERVICE,  
SPECIAL AVAILABILITY CONTRACT AND DEVELOPER'S AGREEMENT  
AND  
ORDER ACKNOWLEDGING APPLICATION FOR QUICK-TAKE AMENDMENT

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature, except for our acknowledging the Quick-Take Amendment, and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

San Sebastian Water, LLC (San Sebastian or utility) is a Class C water utility located in Brevard County. According to its 2007 annual report, San Sebastian serves 39 water connections with an annual operating revenue of \$6,116, and a net income of \$53,720.

On March 19, 2008, the utility filed its initial application, with the completed follow-up application filed on May 7, 2008, for a "Quick Take" amendment to Certificate 439-W for new territory in Brevard County, pursuant to Rule 25-30.036(2), Florida Administrative Code (F.A.C.). We have jurisdiction pursuant to section 367.045, Florida Statutes (F.S.).

Discussion and Decision

The "Quick Take" amendment is designed to provide water and/or wastewater service quickly for areas that serve less than 25 equivalent residential connections (ERC). The request for service territory expansion and amendment of existing certificates is considered approved

DOCUMENT NUMBER-DATE

06281 JUL 21 8

FPSC-COMMISSION CLERK

when the utility complies with Rule 25-30.036(2), F.A.C., if no protest is timely filed to the notice of application.

On March 19, 2008, the utility filed its initial application, with the completed follow-up application filed on May 7, 2008, for a "Quick Take" amendment to Certificate 439-W for new territory in Brevard County, pursuant to Rule 25-30.036(2), F.A.C. The proposed territory will include only one general service customer, a recently constructed marina, served by a two inch meter. The proposed territory is not expected to exceed 25 ERCs at the time the marina reaches full operation. The application is in compliance with the governing statute, Section 367.045, F.S., and other pertinent statutes and administrative rules concerning an application for amendment of certificate.

The utility has provided verification that it owns the land upon which its water treatment facility is located. A description of the proposed territory and a list of orders identifying the utility's authorized service territory are appended as Attachment A. In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.036(2), F.A.C. No objections to the application have been received and the time for filing such has expired. We have contacted the Department of Environmental Protection and learned that there are no outstanding notices of violation issued for San Sebastian's water treatment facility. It appears that the utility has sufficient capacity to serve the existing and proposed customers.

The utility has filed revised tariff sheets incorporating the additional territory into its tariff. Presently, since the utility serves only residential customers, the existing tariffs do not reflect general service rates to accommodate the new general service customer who will be located within the proposed amended territory. The utility also submitted for approval a tariff sheet reflecting general service rates.

Based on the above information, we find that it is in the public interest to acknowledge the "Quick Take" amendment application filed by San Sebastian to add the territory described in Attachment A. Also, the utility shall charge the general service customer in the proposed territory the general services rates we approve in this order. Moreover, other existing charges contained in its tariff shall be applied to the customer in the new service territory until we authorize change in a subsequent proceeding. This order shall serve as San Sebastian's amended certificate and it shall be retained by the utility.

As stated, San Sebastian's existing tariff does not contain a general service rate schedule to accommodate the new general service customer who will be located in the proposed territory. On May 7, 2008, the utility submitted a proposed tariff for a new class of service for general service customers which contains the same rates and rate structure as its approved residential service tariff.

Typically, when a utility's rates are established in an original certificated docket, both residential and general service rates are approved. Further, the general service rates are typically identical to the residential rates because there is no significant difference in the cost to provide water service to residential and general service customers. In San Sebastian's original certificate case, Docket No. 840189-WU, the utility anticipated serving only residential customers;

therefore, only residential rates were approved. The utility's rates have not been changed since that time. The original development was delayed and construction did not begin until approximately 2004. The first customers were served in 2007.

Notice is not required for a new class of service. However, both the utility and the general service customer are aware of the proposed rates for the new class of service through a letter of agreement between them to provide service. The new general service customer agreed to pay rates we approved in a manner similar to other customers of the utility. Pursuant to section 367.091(5), F.S., we may approve rates or charges for a new class of service as filed, or may approve other rates or charges which we find to be just, reasonable, and compensatory.

We find that the utility's proposed new class of service for general service customers, which is based on the existing residential rates and rate structure, shall be approved. The rates for the new class of service, shown on Attachment B, shall become effective for services rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C.

Pursuant to Rule 25-30.550(2) F.A.C., each special service availability contract shall be approved by the Commission prior to becoming effective. As part of the filing for this amendment, the utility submitted a February 6, 2008, Letter of Agreement between San Sebastian and Sebastian Inlet Marina, LLC (marina). This agreement indicated that the utility has treatment facilities with the physical capacity to add additional potable water customers to its service area, including fire flow capacity. The agreement indicated that the utility is responsible for obtaining formal approval from all pertinent governmental entities to expand its territory to include the marina. The marina will fund the cost of design, permitting, and construction of a main line extension of approximately 950 feet from the existing distribution lines of the utility across U.S. Highway No. 1 to the marina property. The total estimated cost for this project which includes surveying, engineering, permitting, lines and fittings, directional boring under a highway, road repair, and a 2 inch meter, is estimated to be approximately \$135,000.

At the completion of construction, all system improvements necessary to provide service to this customer will be contributed to the utility. The size of the main extended to provide service to the marina can accommodate additional connections. The utility has indicated its intent to enter into a refundable advance agreement with the marina. This agreement will allowed the marina to recover a portion of the line extension costs associated with new connections to the extension line that was funded by the marina. The utility has indicated that it intends to execute the refundable advance agreement within approximately 90 days of the Commission order. Pursuant to Rule 25-30.515(16), F.A.C., a refundable advance agreement is made so that the proposed extension may be rendered economically feasible. The advance is returned to the developer over a specified period of time in accordance with a written agreement as additional users connect to the system.

We find that the special service availability contract and developer's agreement with Sebastian Inlet Marina, LLC is reasonable and therefore it is approved.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that San Sebastian's "Quick Take" application to amend Certificate 439-W is hereby acknowledged. It is further

ORDERED that San Sebastian's proposed new class of service for general service customers is approved as outlined herein and as shown on Attachment B. It is further

ORDERED that San Sebastian's special service availability contract and developer's agreement with Sebastian Inlet Marina, LLC is hereby approved. It is further

ORDERED that this docket shall remain open pending expiration of the protest period. If a timely protest is not filed, a Consummating Order should be issued and the docket shall be closed.

By ORDER of the Florida Public Service Commission this 21st day of July, 2008.



ANN COLE  
Commission Clerk

(SEAL)

KY

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), 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.

As identified in the body of this order, our actions approving proposed new class of service, special availability contract and developer's agreement are preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540

Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on August 11, 2008. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

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 Office of Commission Clerk, 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 Office of Commission Clerk, 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.

SAN SEBASTIAN WATER, LLC  
DESCRIPTION OF PROPOSED TERRITORY

Water Service Area

Brevard County

PARCEL I

SOUTH 469.17 FEET OF GOVERNMENT LOT 6, EAST OF U.S. HIGHWAY NO. 1 RIGHT-OF-WAY IN TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

PARCEL II

ALL THAT PART OF LAND LOCATED IN TRACT "A", SAN SEBASTIAN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 15, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 1353.43 FEET NORTHERLY FROM THE SOUTH LINE OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 38 EAST, AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THEN NORTH 65 DEGREES 29'30" EAST, TO AND INTO THE WATERS OF THE INDIAN RIVER.

PARCEL II IS CONTIGUOUS TO THE ENTIRE SOUTHERN BORDER OF PARCEL I, APPROXIMATELY 109 FEET IN WIDTH (NORTH TO SOUTH) AND RUNS FROM THE EAST RIGHT-OF-WAY LINE U.S. HIGHWAY NO. 1 TO THE WESTERN BORDER OF THE INDIAN RIVER.

PARCEL III

THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF THE U.S. NO. 1 HIGHWAY, 1209.43 FEET NORTHERLY, FROM THE SOUTH LINE OF TOWNSHIP 30 SOUTH, RANGE 38 EAST, (LOCATED IN TRACT "A" OF SAN SEBASTIAN SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 15 PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA) AS MEASURED ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 HIGHWAY THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. NO. 1 HIGHWAY 144 FEET, THENCE RUN NORTH 65 DEGREES 29'30" EAST TO THE BANK OF INDIAN RIVER, THENCE SOUTHERLY MEANDERING WITH THE BANK OF THE INDIAN RIVER TO A POINT LOCATED NORTH 65 DEGREES 29'30" EAST OF THE POINT OF BEGINNING, THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

FLORIDA PUBLIC SERVICE COMMISSION

AUTHORIZES

SAN SEBASTIAN, LLC

PURSUANT TO

CERTIFICATE NUMBER 439-W

to provide water service in Brevard County in accordance with the provisions of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
13816	10-29-84	840189-WU	Original Certificate
PSC-01-0426-FOF-WU	02-26-01	001145-WU	Transfer of Majority Control
PSC-08-0471-PAA-WU	07-21-08	080164-WU	Amendment

**Recommended Monthly Rates  
General Service Water**

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 11.27
3/4"	16.91
1"	28.18
1 1/2"	56.35
2"	90.16
3"	180.32
4"	281.75
6"	563.50
Charge Per 1,000 Gallons	\$2.98