

116

**DOCKET NO. 920199-WS
1992 FPSC RATE CASE**

LATE FILED HEARING EXHIBIT NO. 116

TITLE

Future Land Use Feasibility Study

WITNESS

GARY MORSE

Case Nos. 1D98-0713 and 1D98-0727

Florida Water Services Corporation vs. Florida Public Service Commission ("PSC");
Sugarmill Woods Civic Association, Inc. vs. Southern States Utilities, Inc. and the
PSC
vs. Joseph J. DeRouin, et al.

PSC Docket No. 920199-WS

FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO. 920199-WS EXHIBIT NO. 116

COMPANY/ WITNESS: G. Morse

DATE: _____

DOCUMENT NUMBER-DATE

13970 NOV 30 1992

FPSC-RECORDS/REPORTING

**Late File Exhibit 116
Prepared by Gary Morse
Docket No. 920199**

**SUMMARY IN SUPPORT OF RATE BASE TREATMENT
OF LAND HELD FOR FUTURE USE**

We have researched the records of the company and have not found any formal "studies" pertaining to the future use parcels contained in Index 70-B.

According to discussions with Mr. Ralph Terraro, P.E. who was the Chief Engineer for the Deltona Corporation at the time these systems were originally designed, the future use parcels in question were an integral part of the Master Plan to develop these large systems. This is evidenced by the fact that during the design many of these parcels will supply portable drinking water as future demand warrants. As shown in the attached Hardy Cross hydraulic flow analysis, the water transmission systems were originally designed for the total buildout which includes the provision to use these parcels as the raw water supply sites. Any change in the status of these water supply sites would require that major design modifications take place on the transmission system which was sized based upon design flows from these sites. As such the company continues to utilize these future well sites as growth warrants and will continue to develop these future utility sites as growth warrants and should therefore be permitted to earn a return on these prudent investments.

The same would be true of several parcels set aside for wastewater treatment and disposal. During the Master Plan process at inception, it was necessary to select parcels suitable for effluent disposal. Given the cost and difficulty in acquiring land that is suitable for this purpose today, the Company should be allowed to earn a return on these prudent investments.

Attached hereto Appendix 116-A is a summary of future use sites by parcels and the related cost.

| LAND DESCRIPTION | GENERAL LEDGER (as adjusted) (1) | INTENDED USE | SYSTEM TYPE |
|------------------------|--|---|------------------|
| CITRUS SPRINGS: | | | |
| Unit 9 Tract "A" | \$3,400 | Future Wells & Storage | Water |
| Unit 10 Tract "A" | \$5,350 | Future Wells & Storage | Water |
| Unit 19 Tract "C" | \$3,450 | Future Wells & Storage | Water |
| Unit 20 Tract "E" | \$7,200 | Future Wells & Storage | Water |
| | <u>\$19,400</u> | | |
| SUNNY HILLS: | | | |
| Unit 9 Tract "C" | \$2,709 | Future Wells & Storage | Water |
| Unit 13 Tract "A" | \$2,706 | Future Wells & Storage | Water |
| Unit 14 Tract "Y" | \$3,507 | Future Wells & Storage | Water |
| Unit 15 Tract "H" | \$3,441 | Future Wells & Storage | Water |
| Unit 19 Tract "M" | \$3,486 | Future Wells & Storage | Water |
| Unit 23 Tract "X" | \$2,531 | Future Wells & Storage | Water |
| | <u>\$18,380</u> | | |
| MARION OAKS: | | | |
| Unit 4 Tract "N" | \$42,300 | Future Wells & Storage | Water |
| Unit 11 Tract "C" | \$10,100 | Future Wastewater TP, Wells and Storage | Wastewater |
| Unit 9 Tracts "T07-66" | \$50,500 | Spray Effluent | Water/Wastewater |
| Unit 6 Tract "Q" | \$9,400 | Future Wells & Storage | Water |
| Unit 6 Tract "KK" | \$3,000 | Utility Right of Way | Water |
| Unit 7 Tract "B" | \$11,000 | Proposed Well 5/Alternative A | Water |
| | <u>\$126,300</u> | | |
| PINE RIDGE: | | | |
| Unit 2 Tract "T-33" | \$35,000 | Future Wells & Storage | Water |
| | <u>\$35,000</u> | | |
| SPRING HILL: | | | |
| Parcel # 8 | \$376,241 | Wastewater Treatment Plant Effluent Displ | Wastewater |
| | <u>\$376,241</u> | | |

APPENDIX
 11 to A
 OF 3

(1) Per Revised Appendix 70-B as shown in Late File Exhibit 121

| LAND DESCRIPTION | GENERAL LEDGER (as adjusted) (1) | INTENDED USE | SYSTEM TYPE |
|---------------------------|--|---------------------------------------|-------------|
| DELTONA LAKES: | | | |
| Unit 3 Tract R | \$1,000 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 3 Tract S | \$1,500 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 3 Tract T | \$1,500 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 3 Tract U | \$1,000 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 3 Tract V | \$1,000 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 5 Tract B | \$6,000 | Future Wells | Water |
| Unit 8 Tract J | \$600 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 8 Tract K | \$4,000 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 9 Tract F | \$33,000 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Unit 11 Tract B | \$3,570 | Future Wells | Water |
| Unit 41 Tract D | \$14,000 | Future Wells | Water |
| Unit 63 Tract K | \$0 | Proposed Storage | Water |
| Unit 70 Tract A | \$1,500 | Wastewater Trtmt Plant Effluent Displ | Wastewater |
| Sec 4 Range 31E | \$70,000 | Effluent Spray Irrigation | Wastewater |
| | <u>\$138,670</u> | | |
| Total All Systems: | <u><u>\$713,991</u></u> | | |

11/30/92 15:12

116 R
2 OF 2

(1) Per Revised Appendix 70-B as shown in Late File Exhibit 121

LAW OFFICES

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Tallahassee

REPLY TO:

December 2, 1992

Mr. Steve Tribble, Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, Florida 32399-0850

HAND DELIVERY

Re: FPSC Docket No. 920199-WS


Dear Mr. Tribble:

Per my letter to you dated November 30, 1992, regarding the filing of Late-Filed Hearing Exhibit No. 116, enclosed for filing in the above-referenced docket are an original and fifteen copies of the Hardy Cross Hydraulic Flow Analysis supporting Late-Filed Hearing Exhibit No. 116, each of which contains five maps.

Please acknowledge receipt of these documents by stamping the extra copy of this letter "filed" and returning the same to me.

Thank you for your assistance with this filing.

Sincerely,


Kenneth A. Hoffman

X-*ref*
DN 13970-92

KAH/rl

Enclosures

cc: Parties of Record with copy of enclosure

RECORDED - FILED

J.D.

DOCUMENT NUMBER-DATE
14068 DEC-2 1992

STATE OF FLORIDA



OFFICE OF COMMISSION CLERK
ANN COLE
COMMISSION CLERK

Public Service Commission

MAPS/DIAGRAMS

DOCKET NO.: 920199-WS

DOCUMENT NO.: 15063-92 Exhibit No. 116

DOCUMENT DESCRIPTION: *(Example: page 5 of pdf file.)*
Hardy Cross Hydraulic Flow Analysis supporting Late-Filed
Hearing Exhibit No. 116, each of which contains five maps.
[CLK Note: Map forwarded to Staff.]