

REQUEST TO ESTABLISH DOCKET  
(Please Type)

Date June 4, 2002 Docket No. 020485-WS

1. Division Name/Staff Name: Economic Regulation (Massoudi)

2. OPR: Division of Economic Regulation (Massoudi, Rendell)

3. OCR:

4. Suggested Docket Title: Request to approve tariff filing to modify the service availability policy for Stonecrest (Steeplechase) by Florida Water Services Corporation in Marion County

5. Suggested Docket Mailing List (attach separate sheet if necessary)  
A. Provide NAMES OR ACRONYMS ONLY if a regulated company.  
B. Provide COMPLETE NAME AND ADDRESS for all others. (Match representatives to companies.)  
1. Parties and their representatives (if any):

Table with 2 columns: Name, Address. Row 1: Florida Water Services Corporation

2. Interested persons and their representatives (if any):

6. Check one:  
 Documentation is attached.  
 Documentation will be provided with recommendation.



02 JUN -4 11:11:04  
ECONOMIC REGULATION  
PUBLIC SERVICE

June 3, 2002

Mr Troy Rendell  
Public Utility Supervisor  
Division of Economic Regulation  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Service Availability Policy for Stonecrest (Steeplechase) in Marion County

Dear Mr. Rendell:

In Order No. PSC-02-0485-PAA-WS, issued on April 8, 2002 in Docket No 010119-WS, the Florida Public Service Commission approved the transfer of facilities of Steeplechase Utility Company, Inc (aka "Stonecrest") to Florida Water Services Corporation

As part of the transfer to Florida Water, the Commission approved the existing water and wastewater Service Availability Policies for Steeplechase

Florida Water is requesting a tariff revision to delete the concluding paragraph from both the water and the wastewater Service Availability Policies, namely, the statement that reads, "The Utility will install all plant and lines receiving no property contributions "

In support of its request for a revision, Florida Water refers to F A C Chapter 25-30 585, which states that, "service availability charges for real estate developments shall not be less than the cost of installing the water transmission and distribution facilities and sewage collection system " The existing tariff contradicts this rule This along with the fact that Steeplechase's practice appears to have been to have the developers donate lines, as evidenced by Staff's imputation of CIAC in the transfer, supports approval of the attached tariff sheets

Therefore, Florida Water requests that the attached water tariff sheet, 4th Revised Sheet No 3 10, and the attached wastewater tariff sheet, 4th Revised Sheet No 3 10, be approved to reflect the deletion of the paragraph referenced above from the Service Availability Policies for Stonecrest

Sincerely,

A handwritten signature in cursive script that reads "Tony Isaacs".

Tony Isaacs, Vice President  
Customer Services



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**SERVICE AVAILABILITY POLICY (Cont.)**

(Continued from Section IV Sheet No. 3.9)

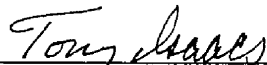
2. **Topeka-Deltona Agreement** Agreements between the Company, Deltona Corporation and the Topeka Group set forth certain responsibilities of these parties for funding construction costs related to extending water mains to serve certain lots sold by Deltona Corporation. A copy of the development agreement between Deltona Corporation and the Company is on file at the local utility office and may be examined by any interested Applicant during regular business hours. Provisions of this agreement are outlined above in Sub-section IV - SPECIAL PROVISIONS.
  
3. **Deferring or Waiving Service Availability Policies and Charges** If allowed by the Commission, the Company may defer or waive, with or without conditions, all or portions of its service availability charges and service availability policies for a prospective customer or group of customers in cases where exceptional circumstances exist. Exceptional circumstances are evaluated on a case-by-case basis. By Order No PSC-97-0932-S-WS, issued August 5, 1997, in Docket No 960907-WS, the Commission agreed exceptional circumstances existed as to the current connections within the Burnt Store Colony mobile home park in Charlotte County and that plant capacity charges were appropriately waived where (1) the park's treatment plant failed, (2) the park's distribution facilities were transferred to the Company and the value thereof booked as contributions, (3) the park paid for the interconnection to the Company's existing lines, (4) the park retained ownership of and dismantled its treatment plant, (5) the Company had sufficient existing supply and treatment capacity to serve the park, and (6) the Company's existing customer base would benefit from the transaction with the park.

- VIII **SERVICE AVAILABILITY POLICY FOR BUENAVENTURA LAKES IN OSCEOLA COUNTY**  
The Company provides all facilities employed to make its water service available to lots within the Buenaventura Lakes certificated territory. Service to each specific lot will be initiated upon the payment of a water system capacity fee, a water meter installation fee, and the posting of authorized deposits, all of which are specified in the Company's tariff sheets for Service Availability Charges.
- IX **SERVICE AVAILABILITY POLICY FOR SPRUCE CREEK IN MARION/SUMTER COUNTY**  
Transmission and distribution lines, as well as the water treatment plant, are installed and constructed by the Company. The Company collects a plant capacity charge and a main extension charge as shown in Section VI, Sheet No. 3.6 when water service is requested.
- X **SERVICE AVAILABILITY POLICY FOR STONECREST IN MARION COUNTY**  
The Company will provide service to any customer within its certificated territory requesting same upon application or execution of a developer agreement and payment of the required meter installation charge and system capacity charges as listed in Section VI, Sheet No. 3.7 of this tariff, and compliance with such other requirements as may be appropriate under the provisions of the Company's tariff and the rules or statutes of the Florida Public Service Commission.

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Effective Date:

By:

  
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Tony Isaacs, Vice President  
Customer Services

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**SERVICE AVAILABILITY POLICY (Cont.)**

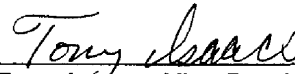
(Continued from Section IV Sheet No. 3.9)

2. **Topeka-Deltona Agreement** Agreements between the Company, Deltona Corporation and the Topeka Group set forth certain responsibilities of these parties for funding construction costs related to extending water mains to serve certain lots sold by Deltona Corporation. A copy of the development agreement between Deltona Corporation and the Company is on file at the local utility office and may be examined by any interested Applicant during regular business hours. Provisions of this agreement are outlined above in Sub-section IV - SPECIAL PROVISIONS.
  
3. **Deferring or Waiving Service Availability Policies and Charges** If allowed by the Commission, the Company may defer or waive, with or without conditions, all or portions of its service availability charges and service availability policies for a prospective customer or group of customers in cases where exceptional circumstances exist. Exceptional circumstances are evaluated on a case-by-case basis. By Order No. PSC-97-0932-S-WS, issued August 5, 1997, in Docket No. 960907-WS, the Commission agreed exceptional circumstances existed as to the current connections within the Burnt Store Colony mobile home park in Charlotte County and that plant capacity charges were appropriately waived where (1) the park's treatment plant failed, (2) the park's distribution facilities were transferred to the Company and the value thereof booked as contributions, (3) the park paid for the interconnection to the Company's existing lines, (4) the park retained ownership of and dismantled its treatment plant, (5) the Company had sufficient existing supply and treatment capacity to serve the park, and (6) the Company's existing customer base would benefit from the transaction with the park.
  
- VIII. **SERVICE AVAILABILITY POLICY FOR BUENAVENTURA LAKES IN OSCEOLA COUNTY**  
The Company provides all facilities employed to make its sewer service available to lots within the Buenaventura Lakes certificated territory. Service to each specific lot will be initiated upon the payment of a sewer system capacity fee and the posting of authorized deposits, all of which are specified in the Company's Service Availability Charges tariff sheets.
  
- IX. **SERVICE AVAILABILITY POLICY FOR SPRUCE CREEK IN MARION/SUMTER COUNTY**  
Collection lines, as well as the wastewater treatment plant, are installed and constructed by the Company. The Company collects a plant capacity charge and a main extension charge as shown in Section VI, Sheet No. 3.4 when wastewater service is requested.
  
- X. **SERVICE AVAILABILITY POLICY FOR STONECREST IN MARION COUNTY**  
The Company will provide service to any customer within its certificated territory requesting same upon application or execution of a developer agreement and payment of the required system capacity charges as listed in Section VI, Sheet No. 3.5 of this tariff, and compliance with such other requirements as may be appropriate under the provisions of the Company's tariff and the rules or statutes of the Florida Public Service Commission.

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Effective Date:

By:

  
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Tony Isaacs, Vice President  
Customer Services