

State of Florida



Public Service Commission
-M-E-M-O-R-A-N-D-U-M-

DATE: September 22, 2003
TO: Blanca S. Bayó, Commission Clerk and Administrative Services Director
Alice L. Crosby, Research Assistant, General Counsel *PPR / JCA*
FROM: Richard P. Redemann, Utility Systems/Communications Engineer, Division of Economic Regulation
RE: Docket No. 030485-SU; Application for Amendment of Certificate No. 189-S to Extend Wastewater Service Area in Seminole County by Sanlando Utilities Corporation.

Sanlando Utilities Corporation (Sanlando or utility) is a Class A water and wastewater utility located in Altamonte Springs, Florida, which operates three water and two wastewater plants. Sanlando's service area lies within the St. Johns River Water Management District, which has declared its entire district as a water use caution area. By Order No. PSC-99-0152-FOF-WS, issued on January 25, 1999 in Docket No. 980957-WS, an application for transfer of majority organizational control of Sanlando Utilities Corporation in Seminole County to Utilities, Inc. was granted.

Utilities, Inc. is the parent company of Sanlando. Utilities, Inc. provides water and/or wastewater service in Florida thru about nineteen separate companies. Water Service Corporation is the service organization that provides administrative services to the utility. Sanlando serves about 10,044 water customers and about 8,106 wastewater customers. The system that is the subject of this amendment application is the wastewater system. The utility's 2002 annual report shows a total annual operating revenue of \$4,814,576 and a net operating income of \$279,394.

On June 5, 2003 Sanlando filed an application for amendment. 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 \$100, which is the correct filing fee pursuant to Rule 25-30.020, Florida Administrative Code. The utility has provided copies of warranty deeds which provide for the continued use of the land as required by Rule 25-30.036(3)(d), Florida Administrative Code.

Adequate service territory and system maps and a territory description have been provided as prescribed by Rule 25-30.036(3) (e),(f) and (i), Florida Administrative Code. A description of the territory is appended to this recommendation as Attachment A. 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.

In addition, the application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, Florida Administrative Code. The local planning agency was provided notice of the application and did not file a protest to the amendment. No objections were filed and the time for filing such has expired. The Department of Community Affairs has identified no growth management concerns with the proposed expansion of the utility. The utility states that the provision of service will be consistent with the utility section of the local comprehensive plan.

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Sanlando has two separate wastewater treatment systems. The Des Pinar wastewater treatment system with a design capacity of 500,000 gallon per day (gpd) on an annual average daily basis (AADF), and the Wekiva wastewater treatment system with a design capacity of 2,900,000 gpd on an AADF. The average daily flow as of June 2003 for the Wekiva plant over the previous 12 months was 2,343,000 gpd. The utility indicates that they have sufficient capacity to serve an additional 2,500 customers. This new service area will serve 74 residential customers and the customers will generate about 17,760 gpd of wastewater. Staff has contacted the Department of Environmental Protection and learned that there are no outstanding notices of violation issued for the wastewater system. The utility utilizes licensed operators to operate the system. This development is in the water service area of Florida Water and Florida Water will be providing water service to these customers.

Regarding the financial impact of these customers to the utility, the developer will install and donate the collection facilities and pay the applicable service availability fees. The application states that this extension area will not have any impact on Sanlando's rates or service availability charges.

Consequently, staff believes the utility has demonstrated the financial and technical ability to provide quality service to these customers. Staff recommends the rates and charges approved by the Commission be applied to customers in the new service territory. The utility has filed revised tariff sheets incorporating the additional territory into its tariff and returned its certificate for entry reflecting the additional territory.

Based on the above information, staff believes it is in the public interest to grant the application of Sanlando for amendment of Wastewater Certificate No. 189-S for the territory described in Attachment A. An administrative order should be issued granting the application, within 30 days and closing the docket.

If you have any questions, please contact me immediately.

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cc: Division of the Commission Clerk & Administrative Services (Security File)

Sanlando Utilities Corporation

Wastewater Service Area

Serving Centex's Single Family Development

Seminole County

A parcel of land being a portion of Sections 3 and 4, Township 21 South, Range 29 East, Seminole County, Florida, being more particularly described as follows:

Begin at a point 593.1 feet West of the East 1/4 corner of said Section 4, Township 21 South, Range 29 East, Seminole County, Florida; said point being the Northeast corner of Gene Gables Section of Meredith Manor per the plat thereof as recorded in Plat Book 8, Page 93, Public Records of Seminole County, Florida; thence along the Northerly boundary of said plat the following (2) courses; West, 375.85 feet; thence North 55° West, 540 feet more or less to the Easterly shore of the Lake Brantley; thence Northeasterly along said Lake Shore for a distance of 300 feet more or less to a point on the South boundary of Shadow Bay Unit One per the plat thereof as recorded in Plat Book 24, Pages 99-100, Public Records of Seminole County, Florida; thence North 89° 54' 34" East, 810 feet more or less to the West Right-of-Way of the East Lake Brantley Drive; thence continue North 89° 54' 34" East on a Easterly extension of the afore described line for a distance of 66.0 feet to the East Right-of-Way of East Lake Brantley Drive, thence North for a distance of 900 feet more or less long said Right-of-Way to the Westerly Right-of-Way of Wekiva Springs Road; thence South 37° East along said Right-of-Way for a distance of 3200 feet more or less to the North Right-of-Way of State Road No. 434; thence Westerly along said Right-of-Way for a distance of 1000 to the Southeast corner of Golfview Estates Section of Meredith Manor per the plat thereof as recorded in Plat Book 13, Page 20, Public Records of Seminole County, Florida; thence along the exterior Boundary of said Plat the following (11) courses; North 00° 48' West, 171.93 feet; thence North 01° 03' East, 571.87 feet; thence North 39° 11' West, 276.79 feet; thence North 76° 10' West, 76.41 feet; thence North 88° 57' West, 136.21 feet; thence North 01° 03' East, 41.0 feet; thence North 88° 57' West, 160.0 feet; thence South 01° 03' West, 15.0 feet; thence North 88° 57' West, 110.0 feet; thence North 01° 03' East, 43.0 feet; thence North 88° 57' West, 176.0 feet; thence leaving said plat run South 63° West for a distance of 75 feet more or less to the POINT OF BEGINNING.