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TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

June 18, 2002

RECEIVED
COMMISSION CLERK
JUN 19 AM 11:35
PSC

John H. Lovelette
The Woodlands of Lake Placid, L.P.
1525 U.S. 27 South
Lake Placid, FL 33852

Re: Docket No. 020010-WS, Staff Assisted Rate Case for The Woodlands of Lake Placid, L.P. in Highlands County

Dear Mr. Lovelette:

This will confirm that Commission Staff will hold a customer meeting at the Woodlands of Lake Placid Community Center on July 15, 2002. We ask that, if at all possible, you or another knowledgeable representative of the utility attend the meeting in order to answer customer questions. The location of the meeting will be the Woodlands of Lake Placid Community Center, 239 Shoreline Drive, Lake Placid, FL 33852.

The original customer meeting notice is enclosed. Please note the date has been left blank so that you can fill in the date that the notice is sent to the customers. The customers must have at least 14 calendar days' notice of the meeting, calculated from the day that they receive the notice. Please furnish me with a copy of the notice, as reproduced at the time it is distributed to your customers, together with a cover letter indicating the exact date(s) on which the notice was mailed or otherwise delivered to the customers.

Two copies of the staff report dated June 13, 2002, will be sent under a separate cover letter. When you receive the staff reports please ensure that a copy of the completed Application for Staff Assistance and the staff report are available for review by all interested persons at the Utility office, 1525 U.S. 27 South, during its regular hours.

Sincerely,

Katherine Echternacht
Staff Attorney

KE:sm
cc: Division of Economic Regulation (Willis, Rendell, Moniz)
Division of Commission Clerk and Administrative Services (020010-WS)

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BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

NOTICE OF CUSTOMER MEETINGS

TO THE CUSTOMERS OF THE WOODLANDS OF LAKE PLACID, L.P.

AND

ALL OTHER INTERESTED PERSONS

DOCKET NO. 020010-WS

APPLICATION OF THE WOODLANDS OF LAKE PLACID, L.P.

FOR A STAFF-ASSISTED RATE CASE IN

HIGHLANDS COUNTY

Issued: _____

Notice is hereby given that the Staff of the Florida Public Service Commission will conduct a customer meeting to discuss the application of The Woodlands of Lake Placid, L.P. for a staff-assisted rate case in Highlands County. The meeting will be held at the following time and place:

6:00 P.M., Monday,
July 15, 2002
The Woodlands of Lake Placid
Community Center
239 Shoreline Drive
Lake Placid, FL 33852

All persons who wish to comment are urged to be present at the beginning of the meeting, since the meeting may be adjourned early if no customers are present. One or more of the Commissioners of the Florida Public Service Commission may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

The Public Service Commission Staff is also attempting to meet with representatives of customer groups and homeowners associations on July 15, 2002 between 2:00pm and 4:00pm at the Woodlands Community Center. If you are a representative of a customer group or homeowners association and you have not been contacted by the Public Service Commission Staff, and wish to meet with staff, -

please contact Sally Moniz at (850)413-6926 of the Public Service Commission staff on or before to July 9, 2002.

All persons who wish to participate in individual meetings are urged to make an appointment, since the individual meeting session may be canceled if no appointments are made.

Any person requiring some accommodation at the customer meeting(s) because of a physical impairment should call the Division of Commission Clerk and Administrative Services at (850)413-6770 at least five calendar days prior to the meeting(s). Any person who is hearing or speech impaired should contact the Florida Public Service Commission by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

PURPOSE

The purpose of this meeting is to give customers and other interested persons an opportunity to offer comments to the Public Service Commission Staff regarding the quality of service the utility provides, the proposed rate increase, and to ask questions and comment on staff's preliminary rates included in this notice as well as other issues. Staff members will summarize the Woodlands of Lake Placid, L.P., proposed filing, the preliminary work accomplished, and answer questions to the extent possible. A representative from the utility has also been invited to respond to questions.

At the beginning of the meeting, procedures will be established for the order of comments. The Public Service Commission Staff will have sign-up sheets, and customers will be called to speak in the order that they sign-up. Public Service Commission Staff will be available to coordinate customers' comments and to assist members of the public.

Any person who wishes to comment or provide information to staff may do so at the meetings, orally or in writing. Written comments may also be sent to the Commission at the address given at the end of this notice. Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Public Service Commission's toll-free facsimile line at 1-800-511-0809.

BACKGROUND

The Woodlands of Lake Placid, L.P., is a Class C water and wastewater utility providing service to approximately 359 water customers and 329 wastewater customers in Highlands County. The utility's revenues for the test period were \$80,467 with adjusted operating expenses of \$54,711 for water and \$46,969 for wastewater, resulting in a net operating loss of (\$15,365) for the test period. The test period for setting rates is the historical twelve month period ending December 31, 2001.

CURRENT AND PRELIMINARY RATES AND CHARGES

Staff has compiled the following rates and charges for the purpose of discussion at the customer meeting. These rates are preliminary and subject to change based on information gathered at the customer meeting, further staff review, and the final decision by the Commissioners. The utility's current and staff's preliminary rates and charges are as follows:

<u>Monthly Rates - Water</u>		
Residential Service		
<u>Meter Sizes</u>	<u>Test Year Rates</u>	<u>Staff's Preliminary Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4"/(Mobile Homes)	\$22.00	\$9.42
5/8" x 3/4"/(Single Family)	\$22.00	\$11.77
<u>Gallonage Charge</u> (Per 1,000 Gallons)	\$1.00	\$2.45

Monthly Rates - Water

General Service

<u>Meter Sizes</u>	<u>Test Year Rates</u>	<u>Staff's Preliminary Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4"/RV/Lot Rentals	N/A	\$7.06
5/8" x 3/4"	\$48.40	\$11.77
3/4"	\$48.40	\$17.66
1"	\$48.40	\$29.43
1 1/2"	\$48.40	\$58.85
2"	\$48.40	\$94.16
3"	N/A	\$188.32
4"	N/A	\$294.25
6"	N/A	\$588.50
<u>Gallonge Charge</u> (Per 1,000 Gallons)	\$1.00	\$2.45

Monthly Rates - Wastewater

Residential Service

<u>Meter Sizes</u>	<u>Test Year Rates</u>	<u>Staff's Preliminary Rates</u>
<u>Base Facility Charge</u>		
All Meter Sizes	\$13.00	\$5.49
<u>Gallonge Charge</u>		
Per 1,000 Gallons (6,000 gallon cap)	\$0	\$1.72

Monthly Rates - Wastewater

General Service

<u>Meter Sizes</u>	<u>Test Year</u>	<u>Staff's Preliminary Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4"/RV/Lot Rentals	N/A	\$4.12
5/8" x 3/4"	N/A	\$6.87
1"	N/A	\$17.17
2"	N/A	\$54.93
3"	N/A	\$109.86
4"	N/A	\$171.66
6"	N/A	\$343.32
<u>Gallonage Charge</u>		
Per 1,000 Gallons	N/A	\$2.07

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated June 13, 2002. Copies of the report may be examined by interested members of the public from 8:00am to 4:00pm, Monday through Friday at the following location:

The Woodlands of Lake Placid, L.P.
1525 U.S. 27 South
Lake Placid, Florida 33852

PROCEDURES AFTER CUSTOMER MEETINGS

After the meetings, the Public Service Commission Staff will prepare a recommendation which is scheduled to be submitted to the Public Service Commission on August 22, 2002. The Public Service Commission will then vote on staff's recommendation at its September 3, 2002, agenda conference. The Commission will thereafter issue a proposed agency action (PAA) order containing rates which may be different from those contained in staff's final recommendation. Substantially affected persons have 21 days from the date the PAA order is issued to protest the Commission's proposed agency action order. Five to ten customers or persons who attend the meeting and who wish to receive a copy of the recommendation and the order should so indicate at the meeting. Those individuals are expected to distribute the information in the

recommendation and the order to other customers. Anyone who is unable to attend and who wishes to obtain a copy of the recommendation or the order may do so in writing to the Commission at the address at the end of this notice.

HOW TO CONTACT THE COMMISSION

Written comments regarding the utility and the proposed rates, and requests to be placed on the mailing list for this case, may be directed to this address:

Director, Division of Commission Clerk and
Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

All correspondence should be referred to "Docket No. 020010-WS, The Woodlands of Lake Placid, L.P." If you wish to contact the Commission regarding complaints about service, you may call the Commission's Division of Consumer Affairs at the following toll-free number: 1-800-342-3552.

This notice was prepared by Commission Staff for distribution by the utility to its customers.