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REPLY TO CENTRAL FLORIDA OFFICE

February 4, 2008

E-FILING

CENTRAL FLORIDA OFFICE
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2180 W. STATE ROAD 434, SUITE 2118
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BRIAN J. STREET

CHRISTIAN W. MARCELLI, OF COUNSEL
(LICENSED IN NEW YORK ONLY)

Ann Cole, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: Docket No.: 070416-WS; Plantation Landings, Ltd.'s Application for Staff Assisted
Rate Case
Our File No.: 42037.01

Dear Ms. Cole:

Enclosed for filing in the above-referenced docket is a Notice of Filing of the Affidavit of Mailing and the Affidavit of Mailing evidencing that the Notice of Customer Meeting was timely sent to the customers of Plantation Landings, Ltd.

Should you have any questions regarding this filing, please do not hesitate to contact me.

Very truly yours,



CHRISTIAN W. MARCELLI
Of Counsel

CM
Enclosures

cc: Ron Baxley, Vice President (w/enclosures) (via email)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Plantation Landings, Ltd.'s Application
For Staff Assisted Rate Case

Docket No.: 070416-WS

NOTICE OF FILING

PLANTATION LANDINGS, LTD., by and through its undersigned attorneys, hereby gives notice of filing of its Affidavit of Mailing of its Notice of Customer Meeting evidencing that the Notice of Customer Meeting was timely sent to all customers of Plantation Landings, Ltd.

Respectfully submitted on this 4th day of
February, 2008, by:

ROSE, SUNDSTROM & BENTLEY, LLP
2180 W. State Road 434
Suite 2118
Longwood, Florida 32779
Telephone: (407) 830-6331
Facsimile: (407) 830-8522
mfriedman@rsbattorneys.com

By: 

MARTIN S. FRIEDMAN
For the Firm

AFFIDAVIT OF MAILING

STATE OF FLORIDA

COUNTY OF POLK

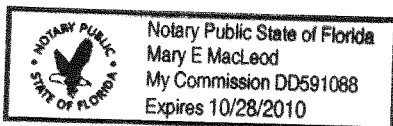
Before me, the undersigned authority, authorized to administer oaths and take acknowledgements, personally appeared

Ron Baxley, who, after being duly sworn on oath, did depose and say that he or she is the VICE PRESIDENT of Plantation Landings, Ltd., and that on January 30, 2008, he or she did send by regular U.S. Mail a copy of the Notice of Customer Meeting in the form attached hereto to each of the customers of the utility.

FURTHER AFFIANT SAYETH NAUGHT.

Ron Baxley
Name: RON BAXLEY
Title: V.P.

Sworn to and subscribed before me this 30th day of January, 2008, by Ron Baxley, who is personally known to me or has produced _____ as identification.



MARY E. MACLEOD
Print Name

Mary E. MacLeod

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETINGS
TO THE CUSTOMERS OF PLANTATION LANDINGS, LTD.

AND

ALL OTHER INTERESTED PERSONS

DOCKET NO. 070416-WS

APPLICATION OF PLANTATION LANDINGS, LTD

FOR A STAFF-ASSISTED RATE CASE IN

POLK COUNTY

Issued: *January 30, 2008*

Notice is hereby given that the Staff of the Florida Public Service Commission will conduct a customer meeting to discuss the application of Plantation Landings, Ltd. (Plantation Landings or utility) for a staff-assisted rate case (SARC) in Polk County. The meeting will be held at the following time and place:

Wednesday, February 13, 2008
5:00 p.m. – 8:30 p.m.
Chain of Lakes Complex - Poolside
210 Cypress Gardens Blvd., West
Winter Haven, FL 33880

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 February 13, 2008, between 2:00 p.m. and 4:00 p.m. at the Chain of Lakes Complex. 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 Shannon Hudson at (850) 413-7021 of the Public Service Commission staff prior to February 11, 2008.

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.

If a named storm or other disaster requires cancellation of the meeting, Commission staff will attempt to give timely direct notice to the parties. Notice of cancellation of the meeting will also be provided on the Commission's website (<http://www.psc.state.fl.us/>) under the Hot Topics link found on the home page. Cancellation can also be confirmed by calling the Office of the General Counsel at 850-413-6199.

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 Plantation Landings' 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

Plantation Landings, Ltd. (Plantation or utility) is a Class C water and wastewater utility serving 401 customers. According to the utility's 2006 annual report, total gross revenues were \$37,723 for water and \$37,723 for wastewater. The utility reported operating losses of \$158,316 and \$213,573 for water and wastewater, respectively. The utility is in the Highlands Ridge Water Use Caution Area.

Water and wastewater services have been provided to Plantation Landings Mobile Home Park since 1987 under the provisions of Section 723, Florida Statutes, which governs mobile

home park lot tenancies. Since Plantation's operations were subject to regulation under Chapter 723, Florida Statutes, the utility was never franchised by Polk County. The mobile homes are owned by the tenants of the park. All lots in the park are individually metered.

On October 14, 1998, the utility filed an application for a grandfather certificate. The utility was granted Certificate Nos. 606-W and 522-S in 1999.¹

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:

¹ See Order No. PSC-99-1227-PAA-WS, issued June 21, 1999, in Docket No. 981338-WS, In re: Application for grandfather certificate to operate water and wastewater utility in Polk County by Plantation Landings, Ltd.

<u>Water Rates</u>	UTILITY'S** EXISTING RATES	STAFF PRELIMINARY RECOMMENDED RATES
<u>Residential</u>		
<u>Base Facility Charge by Meter Size:</u>		
5/8"X3/4"	\$6.29	\$6.93
3/4"	\$0.00	\$10.40
1"	\$0.00	\$17.33
1-1/2"	\$0.00	\$34.65
2"	\$0.00	\$55.44
3"	\$0.00	\$110.88
4"	\$0.00	\$173.25
6"	\$0.00	\$346.50

** Existing Rates Include 3,000 Gal in BFC

Multi-Residential and General Service

Base Facility Charge by Meter Size:

5/8"X3/4"	\$0.00	\$6.93
3/4"	\$0.00	\$10.40
1"	\$0.00	\$17.33
1-1/2"	\$0.00	\$34.65
2"	\$0.00	\$55.44
3"	\$0.00	\$110.88
4"	\$0.00	\$173.25
6"	\$0.00	\$346.50

** Existing Rates Include 3,000 Gal in BFC

Residential, Multi-Residential and General Service Gallonage Charge

Over 3,000 Gallons	\$.63	
Per 1,000 Gallons		\$1.47

Typical Residential 5/8" x 3/4" Meter Bill Comparison

3,000 Gallons	\$6.29	\$11.34
5,000 Gallons	\$7.55	\$14.28
10,000 Gallons	\$10.70	\$21.63

<u>Wastewater Rates</u>	UTILITY'S** EXISTING RATES	STAFF PRELIMINARY RECOMMENDED RATES
<u>Residential</u>		
All Meter Sizes	\$6.29	\$13.13
** Existing Rates Include 3,000 Gal in BFC		
<u>Residential Gallonage Charge</u>		
Over 3,000 Gallons	\$0.63	
Per 1,000 Gallons		\$4.53
<u>Multi-Residential and General Service</u>		
<u>Base Facility Charge by Meter Size:</u>		
5/8"X3/4"	\$0.00	\$13.13
3/4"	\$0.00	\$19.70
1"	\$0.00	\$32.83
1-1/2"	\$0.00	\$65.65
2"	\$0.00	\$105.04
3"	\$0.00	\$210.08
4"	\$0.00	\$328.25
6"	\$0.00	\$656.50
** Existing Rates Include 3,000 Gal in BFC		
<u>Multi-Residential and General Service Gallonage Charge</u>		
Over 3,000 Gallons	\$0.63	
Per 1,000 Gallons		\$5.44
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>		
3,000 Gallons	\$6.29	\$26.72
5,000 Gallons	\$7.55	\$35.78
10,000 Gallons	\$10.70	\$58.43

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated January 14, 2008. Copies of the report may be examined by interested members of the public from 8:00 a.m. to 4:00 p.m., Monday through Friday at the following location:

Plantation Landings, Ltd.
500 South Florida Avenue, Suite 700
Lakeland, FL 33801

PROCEDURES AFTER CUSTOMER MEETINGS

After the meetings, Public Service Commission Staff will prepare a recommendation which is scheduled to be submitted to the Public Service Commission on March 6, 2008. The Public Service Commission will then vote on staff's recommendation at its March 18, 2008 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 refer to "Docket No. 070416, Plantation Landings, Ltd."

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.