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STATE OF FLORIDA



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

Public Service Commission

August 28, 2008

Martin S. Friedman, Esquire  
Rose, Sundstrom & Bentley, LLP  
Sanlando Center  
2180 W. State Road 434, Suite 2118  
Longwood, FL 32779

RECEIVED-FPSC  
08 AUG 28 PM 4:55  
COMMISSION  
CLERK

**Re: Docket No. 070416 -WS - Staff Assisted Rate Case for Plantation Landings, Ltd. in Polk County**

Dear Mr. Friedman:

On July 29, 2008, the Commission voted on staff's recommendation dated July 17, 2008. A Proposed Agency Action (PAA) Order was issued on August 19, 2008. If no protests are filed by the end of the protest period, which is 21 days from the date that the PAA order is issued, the rates and charges approved by this Commission will become final. However, the utility must submit revised tariff pages for staff's approval before the utility can implement new rates.

To expedite the tariff revision process, the utility should file all revised tariff pages by September 5, 2008, to allow staff sufficient time to verify the accuracy of the revised pages. Enclosed are examples of revised tariffs for this utility. Although staff has prepared revised tariffs for this utility, it is the utility's responsibility to make sure all tariffs submitted to the Commission are complete and accurate.

A copy of the customer notice informing the utility's customers of the Commission's approved increase must also be submitted for staff's review and approval. After staff approves this notice, it must be mailed to customers of receipt prior to consumption at the increased rates. Staff has also included an example of a Commission approved customer notice.

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FPSC-COMMISSION CLERK

Mr. Friedman  
Page 2  
August 28, 2008

Please mail the revised tariff pages and a copy of the proposed customer notice to:

Shannon Hudson  
Division of Economic Regulation  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Enclosed is a copy of an accumulated plant and depreciation schedule reflecting year end balances at December 31, 2006. The Commission approved these balances for rate setting purposes in this case. Please reconcile your books with the Commission approved accumulated balances shown on the enclosed schedule.

If you have any questions, please contact Shannon Hudson at (850) 413-7021.

Sincerely,



Bart Fletcher  
Public Utilities Supervisor

BF:sh  
Enclosures (3)

cc: Division of Economic Regulation (Bulecza-Banks, Hudson)  
Office of General Counsel (Brown)  
Division of Regulatory Compliance (Vandiver)  
Office of Commission Clerk (070416-WS)

**NOTICE**

**TO CUSTOMERS OF PLANTATION LANDINGS, LTD.  
AND ALL OTHER INTERESTED PERSONS**

DOCKET NO: 070416-WS  
ORDER NO : PSC-08-0548-PAA-WS  
ISSUED : August 19, 2008

Notice is hereby given that the Florida Public Service Commission approved an increase in water and wastewater rates for Plantation Landings, Ltd. (Plantation Landings or utility) by the above referenced order. The Commission approved rates are as follows:

<b><u>WATER</u></b>	<b>UTILITY'S EXISTING <u>RATES*</u></b>	<b>COMMISSION APPROVED <u>RATES</u></b>
<b>Residential and General Service</b>		
<b><u>Base Facility Charge by Meter Size:</u></b>		
5/8"X3/4"	\$12.57	\$4.81
3/4"		\$7.22
1"		\$12.03
1-1/2"		\$24.05
2"		\$38.48
3"		\$76.96
4"		\$120.25
6"		\$240.50
<b><u>Residential and General Service Gallonage Charge</u></b>		
* Base Facility Charge includes 3,000 Gallons	\$0.00	
3,000+ Gallons	\$1.26	
Per 1,000 Gallons		\$1.65
 <b><u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u></b>		
3,000 Gallons	N/A	\$9.76
5,000 Gallons	N/A	\$13.06
10,000 Gallons	N/A	\$21.31

**WASTEWATER****UTILITY'S  
EXISTING  
RATES\*****COMMISSION  
APPROVED  
RATES****Residential and General Service**

Base Facility Charge All Meter Sizes

\$12.57

**Gallage Charge**

Per 1,000 Gallons

\$1.62

**Residential Service**

Base Facility Charge All Meter Sizes

\$0.00

\$9.54

**Gallage Charge**

Per 1,000 Gallons (6,000 gallon cap)

\$0.00

\$2.71

**Multi-Residential and General Service**

Base Facility Charge by Meter Size:

5/8"X3/4"

\$0.00

\$9.54

3/4"

\$0.00

\$14.31

1"

\$0.00

\$23.85

1-1/2"

\$0.00

\$47.70

2"

\$0.00

\$76.32

3"

\$0.00

\$152.64

4"

\$0.00

\$238.50

6"

\$0.00

\$477.00

Gallage Charge per 1,000 gallons

\$0.00

\$3.26

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

3,000 Gallons

N/A

\$23.95

5,000 Gallons

N/A

\$30.67

10,000 Gallons

N/A

\$34.03

The rates shall be effective for service rendered as of the Commission's stamped approval date on the tariff sheets provided the customers have received notice. The utility has requested that the increased rates be put in effect for service rendered on or after January 1, 2009, and the Commission has approved this request. Therefore, the increased rates will be put into effect no earlier than that date and provided that the utility complies with all other requirements of the Order approving increased rates.

If the effective date of the new rates falls within a regular billing cycle, the initial bills at the new rate may be prorated. The old charges shall be prorated based on the number of days in the billing cycle before the effective date of the new rates. The new charges shall be prorated based on the number of days in the billing cycle on or after the effective date of the new rates. If you have any questions about your bill, please call the utility at \_\_\_\_\_.

NAME OF COMPANY Plantation Landings, Ltd.

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

<u>RATE</u> - <u>Meter Size</u>	<u>Base Facility Charge</u>
5/8 x 3/4"	\$ 4.81
3/4"	\$ 7.22
1"	\$ 12.03
1-1/2"	\$ 24.05
2"	\$ 38.48
3"	\$ 76.96
4"	\$120.25
6"	\$240.50
Gallonge Charger per 1,000 gallons	\$ 1.65

MINIMUM CHARGE - Base Facility Charge per month

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Final Rates SARC

Dirk J. Leeward  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY Plantation Landings, Ltd.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

<u>RATE</u> - <u>Base Facility Charge</u>	
5/8 x 3/4"	\$ 4.81
3/4"	\$ 7.22
1"	\$ 12.03
1-1/2"	\$ 24.05
2"	\$ 38.48
3"	\$ 76.96
4"	\$120.25
6"	\$240.50
Gallonage Charger per 1,000 gallons	\$ 1.65

MINIMUM CHARGE - Base Facility Charge per month

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Final Rates SARC

Dirk J. Leeward  
ISSUING OFFICER  
President  
TITLE

NAME OF COMPANY Plantation Landings, Ltd

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE - Base Facility Charge

5/8 x 3/4"	\$ 9.54
3/4"	\$ 14.31
1"	\$ 23.85
1-1/2"	\$ 47.70
2"	\$ 76.32
3"	\$152.64
4"	\$238.50
6"	\$477.00

Gallonge Charger per 1,000 gallons \$ 3.26

MINIMUM CHARGE - Base Facility Charge per Month

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Final Rates SARC

\_\_\_\_\_  
ISSUING OFFICER

\_\_\_\_\_  
TITLE

NAME OF COMPANY Plantation Landings, Ltd.

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> - <u>Base Facility Charge</u> All meter sizes	\$ 9.54
Gallonge Charger per 1,000 gallons (6,000 gallon cap)	\$ 2.71

MINIMUM CHARGE - Base Facility Charge per month

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Final Rates SARC

\_\_\_\_\_  
ISSUING OFFICER

\_\_\_\_\_  
TITLE



**Docket No. 070416-WS, Plantation Landings, Ltd.**  
**Commission Approved Balances per Order No. PSC-08-0548-PAA-WS for year end**  
**12/31/2006**

**WATER**

<u>ACCOUNT</u>	<u>Depr. Rate Per Rule 25-30.140</u>	<u>DESCRIPTION</u>	<u>Debit PLANT 12/31/2006</u>	<u>Credit ACCUM. DEPR. 12/31/2006</u>
304	3.70%	Structures	\$4,768	\$3,440
307	3.70%	Wells & Springs	\$16,027	\$11,563
309	3.13%	Supply Mains	\$3,091	\$1,887
310	5.88%	Power Generation	\$5,724	\$5,724
311	5.88%	Pumping Equipment	\$25,186	\$25,186
320	5.88%	Water Treatment Equipment	\$4,007	\$4,007
330	3.03%	Dist. Reserviors & Standpipes	\$34,344	\$20,292
331	2.63%	Trans & Distribution	\$92,756	\$47,570
333	2.86%	Services to Customers	\$41,356	\$23,064
334	5.88%	Meters	\$4,713	\$139
335	2.50%	Fire Hydrant	\$17,172	\$8,371
		Total	<u>\$ 249,144</u>	<u>\$ 151,243</u>

**WASTEWATER**

<u>ACCOUNT</u>	<u>Depr. Rate Per Rule 25-30.140</u>	<u>DESCRIPTION</u>	<u>PLANT 12/31/2006</u>	<u>ACCUM. DEPR. 12/31/2006</u>
354	3.70%	Structures & Improvements	\$1,374	\$991
361	2.50%	Collection Sewers - Gravity	\$248,811	\$121,295
364	20.00%	Flow Measuring Device	\$1,374	\$1,374
370	6.67%	Receiving Wells	\$54,950	\$42,861
380	6.67%	Treatment Disposal	\$97,308	\$97,308
		Total	<u>\$ 403,817</u>	<u>\$ 263,829</u>