

STATE OF FLORIDA

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MARSHALL WILLIS, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

110140-WS

Public Service Commission

February 28, 2012

River Ranch Water Management, LLC
Attn: Mr. Byron Smith
5601 Windover Drive
Orlando, FL 32819

RECEIVED-FPSC
12 MAR - 1 PM 1:49
COMMISSION
CLERK

VIA ELECTRONIC MAIL

Re: Docket No. 110140-WS, Application for staff-assisted rate case in Polk County by River Ranch Water Management, LLC.

Dear Mr. Smith:

This will confirm that Commission staff will hold a customer meeting at the Westgate Lodge on Wednesday, March 21, 2012, starting at 6:00 p.m. We ask that, if at all possible, you or another knowledgeable representative of the Utility attend all scheduled meetings in order to answer customer questions. The location of the general meeting will be as follows:

The Westgate Lodge
The Main Meeting Hall
3200 River Ranch Boulevard
River Ranch, FL 33867

A draft 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 as required by Rule 25-22.0407(9)(b), Florida Administrative Code (F.A.C.). 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 preliminary Staff Report will subsequently be sent under a separate cover letter. When you receive the Staff Report, please ensure that a copy of the completed application for staff-assistance and the Staff Report are available for review, pursuant to Rule 25-22.0407 (9)(b), F.A.C., by all interested persons at the following location:

Golf Pro Shop/Flight Aviation Center
3200 River Ranch Boulevard
River Ranch, FL 33867

DOCUMENT NUMBER DATE
01188 MAR - 1 2012

FPSC-COMMISSION CLERK

Mr. Smith
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For your convenience, I have also enclosed a copy of Rule 25-22.0407(9), F.A.C. Should you have any questions about any of the matters contained herein, please do not hesitate to contact me at (850) 413-6183. In addition, you may contact Shannon Hudson at (850) 413-7021, with any questions.

Sincerely,



Charles Murphy
Senior Attorney

Enclosures

CM:ao

cc: Division of Economic Regulation (Hudson, Maurey, Fletcher, Simpson)
Office of General Counsel (Murphy)
Office of Commission Clerk (Docket No. 110140-WS)

110140-WS

Rule 25-22.0407(9), Florida Administrative Code

(9) When a utility applies for a staff-assisted rate case in accordance with Section 367.0814, Florida Statutes, and Rule 25-30.455, F.A.C., and staff-assistance is granted, the requirements of subsections (2), (3), (4), and (5) of this rule shall not apply.

(a) Upon receipt of the staff reports, the utility shall place two copies of its application for staff-assistance and the staff reports at any business offices it has in its service area. Such copies shall be available for public inspection during the utility's regular business hours. If the utility does not have a business office in its service area, the utility shall place two copies of its application and the staff reports at the main county library, the local community center or other appropriate location that is within or most convenient to the service area and that is willing to accept and provide public access to the copies.

(b) No less than 14 days and no more than 30 days prior to the date of a customer meeting conducted by the Commission staff, the utility shall provide, in writing, a customer meeting notice to all customers within its service area and to all persons in the same service areas who have filed a written request for service or who have been provided a written estimate for service within the 12 calendar months prior to the month the petition is filed.

(c) The customer meeting notice shall be approved by the Commission staff prior to distribution and shall include the following:

1. The date the notice was issued;
2. The time, date, location, and purpose of the customer meeting;
3. A statement that the utility has applied for a staff-assisted rate case and the general reasons for doing so;
4. A statement of the location where copies of the application and the staff reports are available for public inspection and the times during which inspection may be made;
5. A comparison of current rates and charges and the proposed new rates and charges;
6. The utility's address, telephone number, and business hours;
7. A statement that written comments regarding utility service or the proposed rates and charges should be addressed to the Director, Division of the Commission Clerk and Administrative Services, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870, and that such comments should identify the docket number assigned to the proceeding;
8. A statement that complaints regarding service may be made to the Commission's Division of Consumer Affairs at the following toll-free number: 1(800)342-3552.
9. A statement that the Commission will be reviewing the utility's service availability charges in the pending case and that the Commission may adjust those charges.
10. The docket number assigned by the Commission's Division of the Commission Clerk and Administrative Services.

(d) The customer meeting notice shall be mailed to the out-of-town address of all customers who have provided the utility with an out-of-town address.

(e) If the proposed agency action order issued in the case is protested and any hearings are subsequently held, the utility shall give notice in accordance with subsections (6) and (7) above.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETINGS
TO THE CUSTOMERS OF RIVER RANCH MANAGEMENT, L.L.C.
AND
ALL OTHER INTERESTED PERSONS
DOCKET NO. 110140-WS
APPLICATION OF RIVER RANCH MANAGEMENT, L.L.C.
FOR A STAFF-ASSISTED RATE CASE IN
POLK 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 River Ranch Water Management, LLC (River Ranch or Utility) for a staff-assisted rate case in Polk County. The meeting will be held at the following time and place:

6:00 p.m., Wednesday, March 21, 2012
The Westgate Lodge
Main Meeting Hall
3200 River Ranch Boulevard
River Ranch, FL 33867

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.

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 Office of Commission Clerk 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 Useppa's 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

River Ranch Water Management, LLC. (River Ranch or Utility) is a Class C water and wastewater Utility located in Polk County. The Utility currently serves 703 water and wastewater customers; 48 single family homes, 119 residential Units, 192 condominium units, 367 RV sites, and approximately 25 general service customers. The Utility is located in the South Florida Water Management District and is not located in a water use caution area. According to the Utility's 2010 annual report, River Ranch operating revenue for water is \$134,101 and wastewater is \$164,225, operating expense for water and wastewater are \$97,153 and \$105,259, respectively.

River Ranch was granted Certificate Nos. 603-W and 519-S in 2002.¹ The Utility's last staff-assisted rate case was in 2003.² The Commission has jurisdiction in this case pursuant to Sections 367.011, 367.0814, 367.101, and 367.121, Florida Statutes (F.S.).

CURRENT AND PRELIMINARY RATES AND CHARGES

Staff has compiled the following rate for the purpose of discussion at the customer meeting. The rate is 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 are as follows:

¹ See Order No. PSC-03-0518-FOF-WS, issued April 18, 2003, in Docket No. 010812-WS, In re: Application for transfer of facilities and Certificate Nos. 603-W and 519-S in Polk County from New River Ranch, L.C. d/b/a River Ranch to River Ranch Water Management, LLC.

² See Order No. PSC-03-0740-PAA-WS, issued June 23, 2003, in Docket No. 021067-WS, In re: Application for staff-assisted rate case in Polk County by River Ranch Water Management, L.L.C.

<u>Water Rates</u>	<u>UTILITY'S EXISTING RATES</u>	<u>STAFF RECOMMENDED RATES</u>
<u>Residential Service (Monthly Flat Rates)</u>		
River Ranch Shores/Countryside	\$15.85	\$0.00
Condo (Per Unit)	\$12.68	\$0.00
<u>General Service (Monthly Flat Rates)</u>		
Long Hammock Phase I/RV Phase II-V(Per Unit)	\$12.68	\$0.00
Westgate Properties	\$1,141.19	\$0.00
Church	\$39.62	\$0.00
All Others (Per ERC)	\$15.85	\$0.00
<u>Irrigation Service (Monthly Flat Rates)</u>		
Long Hammock – Phase I	\$110.95	\$0.00
RV Area – Phase II	\$142.65	\$0.00
RV Area – Phase III	\$190.20	\$0.00
RV Area – Phase IV	\$95.09	\$0.00
RV Area – Phase V	\$95.09	\$0.00

Monthly Rates

Residential, General Service and Irrigation

Base Facility Charge by Meter Size:

5/8"X3/4"	\$0.00	\$18.25
3/4"	\$0.00	\$27.38
1"	\$0.00	\$45.63
1-1/2"	\$0.00	\$91.25
2"	\$0.00	\$146.00
3"	\$0.00	\$292.00
4"	\$0.00	\$456.25
6"	\$0.00	\$912.50
8"	\$0.00	\$1,642.50
10"	\$0.00	\$2,646.25
Gallage Charge Per 1,000 Gallons	\$0.00	\$1.30

	UTILITY'S EXISTING RATES	STAFF RECOMMENDED RATES
<u>Wastewater Rates</u>		
<u>Residential Service (Monthly Flat Rates)</u>		
River Ranch Shores/Countryside	\$17.16	\$0.00
Condo (Per Unit)	\$17.16	\$0.00
<u>General Service (Monthly Flat Rates)</u>		
Long Hammock Phase I/RV Phase II-V (Per Unit)	\$17.16	\$0.00
Westgate Properties	\$1,218.42	\$0.00
All Others (Per ERC)	\$17.16	\$0.00
<u>Monthly Rates</u>		
<u>Residential Service</u>		
Base Facility Charge All Meter Sizes	\$0.00	\$31.97
<u>Gallorage Charge</u>		
Per 1,000 Gallons (10,000 gallon cap)	\$0.00	\$6.72
<u>Multi-Residential and General Service</u>		
Base Facility Charge by Meter Size:		
5/8"X3/4"	\$0.00	\$31.97
3/4"	\$0.00	\$47.96
1"	\$0.00	\$79.93
1-1/2"	\$0.00	\$159.85
2"	\$0.00	\$255.76
3"	\$0.00	\$511.52
4"	\$0.00	\$799.25
6"	\$0.00	\$1,598.50
8"	\$0.00	\$2,877.30
10"	\$0.00	\$4,635.65
Gallorage Charge per 1,000 gallons	\$0.00	\$8.07

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a Staff Report dated February 27, 2012. Copies of the report may be examined by interested members of the public from 9:00 am to 3:00 pm, Monday through Friday at the following location:

Golf Pro Shop/Flight Aviation Center
3200 River Ranch Boulevard
River Ranch, FL 33867

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 May 10, 2012. The Public Service Commission will then vote on staff's recommendation at its May 24, 2012 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, Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

All correspondence should refer to "Docket No. 110140-WS, River Ranch Water Management, LLC"

If you wish to contact the Commission regarding complaints about service, you may call the Commission's Division of Service, Safety and Consumer Assistance 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.