



# Florida Public Service Commission

# **SPECIAL REPORT**

NOVEMBER 2011

Application for staff-assisted rate case in Okeechobee County by

## **Pine Ridge Management Corporation**

DOCKET NO. 110042-WS

*On January 26, 2011, Pine Ridge Management Corporation (Pine Ridge) filed an application with the Florida Public Service Commission (PSC or Commission) for a staff-assisted rate case to increase its water and wastewater rates. Pine Ridge provides service to approximately 133 water and 132 wastewater customers in Okeechobee County.*

### **QUESTIONS & ANSWERS**

#### **1 Is there an opportunity for public input on this rate case?**

Yes. As part of the evaluation process for Pine Ridge's rate request, the Commission staff will conduct a customer meeting to allow customer feedback about Pine Ridge and the rate-setting process. Customer comments, written and oral, will be taken into consideration when the Commission reaches a decision. One or more Commissioners may attend and participate during the meeting.

#### **2 Why is Pine Ridge requesting a rate increase?**

Pine Ridge is requesting a rate increase to cover increasing operating costs.

#### **3 When was Pine Ridge's last approved rate increase?**

This is Pine Ridge's first rate case before the Commission.

#### **4 Presently, how much are the average monthly water and wastewater bills for a residential customer?**

Currently, the average monthly water and wastewater bills for a residential customer are \$15.71 and \$42.89, respectively.

#### **CUSTOMER MEETING**

**Wednesday, November 9, 2011  
6:00 p.m.**

Douglas Brown Community Center  
826 NE 16th Avenue  
Okeechobee, FL 34972

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## 5 Using staff's proposed rates, how much would the average monthly water and wastewater bills be for a residential customer?

Under staff's proposal, the average monthly water and wastewater bills for a residential customer would be \$31.56 and \$47.87, respectively.

## 6 What if I cannot attend the customer meeting or prefer not to speak? Are there other ways to comment on this case?

Any person who wants to comment or provide information to the Commission regarding this matter may do so orally at the meeting or in writing.\* Written comments should be mailed to:

Florida Public Service Commission  
Office of Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

The PSC will also accept faxes and e-mails.  
Fax number: 1-800-511-0809  
Internet e-mail address:  
*contact@psc.state.fl.us*

Please be sure to include the docket number, **110042-WS**.

Customer comments are placed on the consumer side of the docket file and are taken into consideration by the Commissioners in reaching their decision. In accordance with Florida Statutes, the PSC will also consider Pine Ridge's quality of service and other matters. If you have questions, contact the Florida Public Service Commission's Division of Safety, Reliability and Consumer Assistance at 1-800-342-3552.

\* Any e-mail or other correspondence sent to a Florida Public Service Commissioner, or any other public official and/or employee of the PSC, in the transaction of public business is considered a public record and is

subject to Florida's Public Records Law. This means that Florida law generally requires the PSC to provide a copy of any such e-mail or correspondence, upon request, for inspection and copying to any Florida citizen or to any member of the media.

## 7 Who can answer technical or legal questions?

For technical questions, contact:

Avy Smith  
(850) 413-6425

Sonica Bruce  
(850) 413-6994

Shannon Hudson  
(850) 413-7021

Bart Fletcher  
(850) 413-7017

Robert Simpson  
(850) 413-7001

For legal questions, contact:

Charles Murphy  
(850) 413-6191

## 8 Where on the Internet can I obtain more detailed information?

Detailed docket information is available on the PSC Web site at [www.floridapsc.com](http://www.floridapsc.com). Click on **Dockets and Filings/Dockets** and then type in the docket number, **110042**.

## 9 When will the PSC make a decision?

The PSC staff is scheduled to file a recommendation with the Commission on March 1, 2012. The Commissioners are expected to vote on this matter at the March 13, 2012 Commission Conference.

## PSC Commissioners



COMMISSIONER  
Eduardo E. Balbis



COMMISSIONER  
Lisa Polak Edgar



CHAIRMAN  
Art Graham



COMMISSIONER  
Ronald A. Brisé



COMMISSIONER  
Julie I. Brown

# Pine Ridge Monthly Water Service Rates

	Utility's Existing Rates	Staff Recommended Rates
<b><u>Residential Service</u></b>		
Base Facility Charge (Flat Rate)	\$ 5.41	N/A
<b><u>Base Facility Charge by Meter Size</u></b>		
5/8"	\$ 0.00	\$ 15.37
3/4"	\$ 0.00	\$ 23.06
1"	\$ 0.00	\$ 38.43
1-1/2"	\$ 0.00	\$ 76.85
2"	\$ 0.00	\$ 122.96
3"	\$ 0.00	\$ 245.92
4"	\$ 0.00	\$ 384.25
6"	\$ 0.00	\$ 768.50
Gallonge charge per 1,000 gallons	\$ 2.71	\$ 4.26
<b><u>General Service</u></b>		
<b><u>Base Facility Charge (Flat Rate)</u></b>		
Bill's Mini-Mart	\$ 16.24	N/A
Church	\$ 8.12	N/A
Caldwell's TV	\$ 8.12	N/A
Tattoo's (Vacant)	\$ 8.12	N/A
Thrift Store	\$ 5.41	N/A

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## Pine Ridge Monthly Water Service Rates (Cont.)

	Utility's Existing Rates	Staff Recommended Rates
<b><u>General Service</u></b>		
<u>Base Facility Charge by Meter Size</u>		
5/8"	\$ 0.00	\$ 15.37
3/4"	\$ 0.00	\$ 23.06
1"	\$ 0.00	\$ 38.43
1-1/2"	\$ 0.00	\$ 76.85
2"	\$ 0.00	\$ 122.96
3"	\$ 0.00	\$ 245.92
4"	\$ 0.00	\$ 384.25
6"	\$ 0.00	\$ 768.50
Gallonage charge per 1,000 gallons	\$ 0.00	\$ 4.26

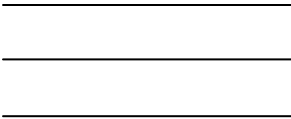
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## Pine Ridge Monthly Wastewater Service Rates

	Utility's Existing Rates	Staff Recommended Rates
<b><u>Residential Service</u></b>		
Base Facility Charge (Flat Rate)	\$ 42.89	\$ 20.59
Gallage charge per 1,000 gallons	\$ 0.00	\$ 7.18
<b><u>General Service</u></b>		
<b><u>Base Facility Charge (Flat Rate)</u></b>		
Bill's Mini-Mart	\$ 48.25	N/A
Church	\$ 24.12	N/A
Caldwell's TV	\$ 24.12	N/A
Tattoo's (Vacant)	\$ 24.12	N/A
Thrift Store	\$ 23.59	N/A
<b><u>Base Facility Charge by Meter Size</u></b>		
5/8"	\$ 0.00	\$ 20.59
3/4"	\$ 0.00	\$ 30.89
1"	\$ 0.00	\$ 51.48
1-1/2"	\$ 0.00	\$ 102.95
2"	\$ 0.00	\$ 164.72
3"	\$ 0.00	\$ 329.44
4"	\$ 0.00	\$ 514.75
6"	\$ 0.00	\$ 1,029.50
Gallage charge per 1,000 gallons	\$ 0.00	\$ 8.62

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Florida Public Service Commission  
Office of Commission Clerk  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

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