

STATE OF FLORIDA

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DIVISION OF ECONOMIC REGULATION  
(850) 413-6900

Public Service Commission

August 15, 2008

RECEIVED-FPSC  
08 AUG 15 AM 11:02  
COMMISSION  
CLERK

Colony Park Utilities, Inc.  
Attn: Michael Abramowitz  
6786 Mangrove Drive  
Merritt Island, FL 32953

**Re: Docket No. 080104-SU - Staff Assisted Rate Case for Colony Park Utilities, Inc. in Brevard County**

Dear Mr. Abramowitz:

This will confirm that Commission Staff will hold a customer meeting at the Merritt Island Public Library on September 10, 2008, starting at 5:00 p.m. 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:

Merritt Island Public Library  
1195 N. Courtenay Parkway  
Merritt Island, FL 32923

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. As required by Rule 25-22.0407(9)(b), Florida Administrative Code (F.A.C.), the utility shall provide, in writing, a customer meeting notice to all customers within its service area no less than 14 days and no more than 30 days prior to the date of a customer meeting. 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.

Two copies of the staff report will subsequently be sent under a 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:

DOCUMENT NUMBER - DATE  
07318 AUG 15 08  
FPSC-COMMISSION CLERK

Mr. Abramowitz  
Page 2  
August 15, 2008

Colony Park Utilities, Inc,  
6786 Mangrove Drive  
Merritt Island, FL 32953-6849

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) 413-6220. In addition, you may contact Shannon Hudson at (850) 413-7021, with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Klancke', written over a horizontal line.

Caroline Klancke  
Senior Attorney

Enclosure

CK:sh

cc: Division of Economic Regulation (Bulecza-Banks, Fletcher, Hudson, Daniel, Walden)  
Office of Commission Clerk (Docket No. 080104-SU)  
Office of Public Counsel

**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 COLONY PARK UTILITIES, INC.  
AND  
ALL OTHER INTERESTED PERSONS  
DOCKET NO. 080104-SU  
APPLICATION OF COLONY PARK UTILITIES, INC.  
FOR A STAFF-ASSISTED RATE CASE IN  
BREVARD COUNTY

Issued:

Notice is hereby given that the staff of the Florida Public Service Commission (Commission) will conduct a customer meeting to discuss the application of Colony Park Utilities, Inc. (Colony Park or Utility) for a staff-assisted rate case (SARC) in Brevard County. The meeting will be held at the following time and place:

5:00 p.m., Wednesday, September 10, 2008  
Merritt Island Public Library  
1195 N. Courtenay Parkway  
Merritt Island, FL 32953

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 Commission may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

Commission staff is also attempting to meet with representatives of customer groups and homeowners associations on September 10, 2008, between 2:00 p.m. and 4:00 p.m. at the Merritt Island Public Library. 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 Bart Fletcher at (850) 413-7017 or Shannon Hudson at (850) 413-7021 of the Commission staff prior to September 8, 2008.

All persons who wish to participate in individual meetings are urged to make an appointment, since the individual meeting sessions 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 the 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 Commission's 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 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 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 Colony Park'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. Commission Staff will have sign-up sheets, and customers will be called to speak in the order that they sign-up. 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 Commission's toll-free facsimile line at 1-800-511-0809.

### BACKGROUND

Colony Park is a Class C utility providing wastewater service in Brevard County to approximately 300 customers in Colony Park Mobile Home Park Community (Community). Colony Park Mobile Home Village (Village) is a mobile home rental area within the Community. Water service and the Utility's wastewater billings are provided by the City of Cocoa. The Utility is located in the St. Johns River Water Management District, all of which is considered a water use caution area. The Utility's 2007 annual report indicates gross revenues of \$32,755 with a net loss of \$44,700. The Utility was granted Certificate No. 137-S by Order No.

6365, issued December 2, 1974.<sup>1</sup> The certificate was transferred pursuant to the following orders: Order No. 7296, issued June 28, 1976, in Docket No. 750664-S; Order No. PSC-03-320-FOF-SU, issued March 6, 2003, in Docket No. 020930-SU; and Order No. PSC-07-420-FOF-SU, issued May 14, 2007, in Docket No. 060636-SU.<sup>2</sup>

### 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 Commission. The utility's current, and staff's preliminary, rates and charges are as follows:

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<sup>1</sup> Order No. 6365, issued December 2, 1974, in Docket No. 73391-S, In Re: Application of Mobile Home Investors, Inc., for a certificate to operate an existing sewer utility in Brevard County, Florida

<sup>2</sup> Order No. 7296, issued June 28, 1976, in Docket No. 750664-S, Application of Mobile Home Investors, Inc., and Colony Park Utilities, Inc., for approval of the transfer of assets and Certificate No. 137-S from the former to the latter; Order No. PSC-03-0320-FOF-SU, issued March 6, 2003, in Docket No. 020930-SU, In Re: Application for transfer of majority organizational control of Colony Park Utilities, Inc. holder of Certificate No. 137-S in Brevard County, from Robert Warren, Lenore Warren, William Warren, and Carol Kendall to Eileen Rogow, Arthur Rogow, and Philip Young; and Order No. PSC-07-420-FOF-SU, issued May 14, 2007, in Docket No. 060636-SU, In Re: Application for transfer of majority organizational control of Colony Park Utilities, Inc., holder of Certificate No. 137-S in Brevard County from Eileen Rogow to Michael Abramowitz.

	UTILITY'S EXISTING RATES	STAFF'S PRELIMINARY RECOMMENDED RATES
<b>Residential and General Service</b>		
Base Facility Charge by Meter Size:		
5/8"X3/4"	\$6.14	
3/4"	\$15.36	
1"	\$30.71	
1-1/2"	\$49.14	
2"	\$98.26	
3"	\$154.53	
4"	\$309.07	
6"		
<b>Gallage Charge</b>		
Per 1,000 Gallons (10,000 gallon cap)		
Residential	\$1.80	
General Service	\$2.16	
<b>Residential Service</b>		
Base Facility Charge All Meter Sizes		\$10.80
<u>Gallage Charge</u>		
Per 1,000 Gallons (6,000 gallon cap)		\$2.64
<b>General Service</b>		
Base Facility Charge by Meter Size:		
5/8"X3/4"		\$10.80
3/4"		\$16.20
1"		\$27.00
1-1/2"		\$54.00
2"		\$86.40
3"		\$172.79
4"		\$269.99
6"		\$539.98
Gallage Charge per 1,000 gallons		\$3.17
<b>Colony Park Mobile Home Park</b>		
Base Facility Charge	\$921.22	\$1,295.95
Gallage Charge per 1,000 (720,000 Gallon Cap)	\$1.80	\$3.17
<b><u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u></b>		
3,000 Gallons	\$11.54	\$18.72
5,000 Gallons	\$15.14	\$24.00
10,000 Gallons	\$24.14	\$26.64

## STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated August 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:

Colony Park Utilities, Inc.  
6786 Mangrove Drive  
Merritt Island, FL 32953-6849

## PROCEDURES AFTER CUSTOMER MEETINGS

After the meetings, Commission staff will prepare a recommendation which is scheduled to be submitted to the Commission on October 16, 2008. The Commission will then vote on staff's recommendation at its October 28, 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 that the PAA order is issued to protest the Commission's PAA 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. 080104, Colony Park Utilities, Inc." 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.