

MEMORANDUM

March 18, 1995

TO: ALICE CROSBY, DIVISION OF LEGAL SERVICES  
DIVISION OF RECORDS AND REPORTING

FROM: CHRISTINE TOMLINSON, DIVISION OF WATER AND WASTEWATER *CTM*

RE: DOCKET NO. 960144-WS; REQUEST FOR EXEMPTION FROM FLORIDA  
PUBLIC SERVICE COMMISSION REGULATION FOR PROVISION OF  
WATER AND WASTEWATER SERVICE IN HIGHLANDS COUNTY BY PINE  
RIDGE PARK.

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On February 8, 1996, this Commission received an application from Pine Ridge Park (Pine Ridge or utility) for a landlord-tenant exemption pursuant to Section 367.022(5), Florida Statutes and Rule 25-30.060(3)(e), Florida Administrative Code. The primary contact person for Pine Ridge is Mr. Mark Tucciarone, Vice President of Pine Ridge. The mailing address for the above contact person is 303 S.R. 70 East, Lake Placid, Florida 33852. The physical and mailing address for the utility is the same as the above address. The utility, located in Highlands County, will provide water and wastewater service solely to its tenants.

The applicant, operating as a sole proprietor, has filed in accordance with Section 367.022(5), Florida Statutes, and Rules 25-30.060(3)(e), Florida Administrative Code. In addition, the applicant acknowledged Section 837.06, Florida Statutes, regarding false statements. A copy of the landlord's most recent version of a standard lease was included with the application. A statement that there are no additional charges for water or wastewater; charges for this service are non-specifically contained in rental charges; and the service territory is located at Lake Placid, Florida Section 4, Township 38 South, Range 30 East, was included in the application. Based on the information provided, it is the recommendation of Staff that Pine Ridge be granted a certificate of exemption for the utility located at 303 S. R. 70 East, Lake Placid, Florida 33852, pursuant to Section 367.021(5), Florida Statutes.

According to Section 2.08(c)(14), Administrative Procedures Manual, Staff has been given administrative authority to approve clear-cut or non-conroversial requests for determination of exempt status. Staff recommends that an administrative order be issued as soon as possible finding Pine Ridge Park exempt from Commission regulation pursuant to Section 367.022(5), Florida Statutes. Staff further recommends that the order require Pine Ridge Park to notify this Commission in the event of any change of circumstances.

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method of operation of its water system.  
recommends that this docket be closed.

Furthermore, Staff

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