

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Request for exemption) DOCKET NO. 921170-WS
from Florida Public Service) ORDER NO. PSC-93-0184-FOF-WS
Commission regulation for) ISSUED: 02/08/93
provision of water and)
wastewater service in St. Lucie) County by RIDGECREST MOBILE)
HOME PARK)
_____)

ORDER INDICATING THE EXEMPT STATUS
OF RIDGECREST MOBILE HOME PARK

BY THE COMMISSION:

On November 12, 1992, Ridgecrest Mobile Home Park (Ridgecrest) applied for an exemption from Commission regulation pursuant to Section 367.022(5), Florida Statutes, which provides for a landlord/tenant exemption. Ridgecrest provides water and wastewater services to 182 lots in the park. Water service is provided by Fort Pierce Utilities Authority and wastewater service is provided by a sewer treatment plant. The contact person is Donna Miller and the mailing address is 135 Lilac Terrace, Ft. Pierce, Florida 34946.

The application was filed in accordance with Section 367.022, Florida Statutes, and Rules 25-30.060(1), (2), and (3)(e), Florida Administrative Code. A sworn affidavit by Mr. Melvin Douglas, Chairman of the Board, and a copy of the lease represent that the applicant provides water and wastewater service solely to its tenants, the service territory is limited to the mobile home park, and charges for such service are nonspecifically contained in the monthly rental charges. Furthermore, the applicant acknowledged Section 837.06, Florida Statutes, regarding false statements.

Upon request and sufficient proof, the Commission will issue an order indicating the nonjurisdictional or exempt status of water or wastewater systems if they qualify under the appropriate provision of Chapter 367, Florida Statutes.

Ridgecrest requested recognition of its exempt status under Section 367.022(5), Florida Statutes, which provides that landlords providing service to their tenants without specific compensation for the service shall not be subject to regulation by the Commission.

In addition, Rule 25-30.060(e) states:

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For an exemption pursuant to Section 367.022(5), Florida Statutes, a statement from the landlord that it provides service solely to tenants; that charges for service are non-specifically contained in rental charges; stating whether it provides water service, wastewater service or both; and specifying the service area. A copy of the landlord's most recent version of a standard lease or rental agreement, stating that there is no separate charge for water service, wastewater service, or both, shall be submitted with the application.

Based on the facts as represented, we find that Ridgecrest Mobile Home Park is exempt from our regulation under the terms of Section 367.022(5), Florida Statutes. However, should there be any change in circumstances or method of operation, the owner of Ridgecrest Mobile Home Park, or any successor in interest, must inform the Commission within 30 days of such change so we may determine whether exempt status is still appropriate.

It is, therefore,

ORDERED by the Florida Public Service Commission that, based on the facts as represented, Ridgecrest Mobile Home Park, located at 135 Lilac Terrace, Ft. Pierce, Florida 34946, with Ms. Donna Miller as contact person, is hereby exempt from Commission regulation pursuant to the terms of Section 367.022(5), Florida Statutes. It is further

ORDERED that should there be any change in circumstances or method of operation of Ridgecrest Mobile Home Park's water and wastewater facility, the owner of Ridgecrest Mobile Home Park, or any successor in interest, shall inform the Commission within 30 days of such change. It is further

ORDERED that this docket be closed.

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By ORDER of the Florida Public Service Commission this 8th day
of February, 1993.



STEVE TRIBBLE, Director
Division of Records and Reporting

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Any party adversely affected by the Commission's final action in this matter may request: 1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of Records and Reporting within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or sewer utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Civil Procedure. The notice of appeal must be in the form specified in Rule 9.900 (a), Florida Rules of Appellate Procedure.