

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Request For Exemption) DOCKET NO. 930774-WS
From Florida Public Service) ORDER NO. PSC-94-0705-FOF-WS
Commission Regulation For) ISSUED: June 8, 1994
Provision of Water and)
Wastewater Service in St. Lucie)
County by Lake Manor Properties,)
Inc.)
_____)

ORDER INDICATING THE EXEMPT STATUS OF
LAKE MANOR PROPERTIES, INC. AND CLOSING DOCKET

BY THE COMMISSION:

On August 6, 1993, Lake Manor Mobile Home Park filed a request for recognition of its exempt status, pursuant to Section 367.022(7), Florida Statutes. Lake Manor Mobile Home Park is located at 71 Lake Manor, Jensen Beach, Florida. Mr. C. F. Shawver, Agent for the Association and primary contact person, filed the application on behalf of Lake Manor Mobile Home Park.

Section 367.022(7), Florida Statutes, states that nonprofit corporations, associations, or cooperatives providing service solely to members who own and control such nonprofit entities are exempt from Commission regulation. Before an exemption of this nature may be granted, the applicant requesting the exemption must file with the Commission a statement specifying the following: that the corporation is nonprofit; providing service solely to the members who own and control it; whether it provides water service, wastewater service, or both; who will do the billing; and the service territory. Additionally, the applicant must submit its Articles of Incorporation as filed with the Secretary of State and its Bylaws. These documents must show clearly the requirements of membership, the members' voting rights, and the circumstances under which control passes to the nondeveloper members.

Upon review of the application, it was determined that the legal name of the entity requesting exemption is not Lake Manor Mobile Home Park. All of the information provided with the application, including the warranty deed, is in the name of Lake Manor Properties, Inc. Subsequent to filing the application, Lake Manor Mobile Home Park changed its name to Lake Manor Properties, Inc. (Lake Manor).

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On May 2, 1994, Lake Manor filed a new application requesting recognition of its exempt status pursuant to Section 367.022(7), Florida Statutes. In its application, Lake Manor stated that it is a nonprofit corporation organized pursuant to Chapter 617, Florida Statutes; that it will provide service solely to its members who own and control it; and that it will provide water service for which it will provide its own billing. The service area is specified as the mobile home park located at 71 Lake Manor, Jensen Beach, Florida. The Association provided a recorded warranty deed as proof of ownership of the land upon which the facilities are located. In addition, it provided a copy of a bill of sale verifying that the Association purchased and owns the water plant facilities, thereby establishing further proof of ownership of the facilities and continued use of the land where the facilities are located.

In addition, pursuant to Section 837.06, Florida Statutes, and Rule 25-30.060(2)(f), Florida Administrative Code, anyone knowingly making a false statement in writing with the intent to mislead is guilty of a misdemeanor. By signing the application, Mr. Shawver acknowledged that he is aware of Section 837.06, Florida Statutes, and the penalties for making false statements in the application.

Based upon the facts as represented, we find that Lake Manor is exempt from Commission regulation pursuant to the provisions of Section 367.022(7), Florida Statutes. However, should there be any change in circumstances or method of operation, a representative of the Association must inform the Commission within thirty days of such change, so that we may reevaluated Lake Manor's exempt status.

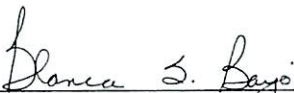
It is, therefore,

ORDERED by the Florida Public Service Commission that, based upon the facts as represented, Lake Manor Properties, Inc., c/o Advantage Property Management, Post Office Box 65, Jensen Beach, Florida 34958, is hereby exempt from Commission regulation pursuant to the provisions of Section 367.022(7), Florida Statutes. It is further

ORDERED that should there be any change in circumstances of or method of operation, a representative of Lake Manor Properties, Inc. shall inform the Commission within thirty days of such change so that Lake Manor's exempt status may be reevaluated. It is further

ORDERED that this Docket is hereby closed.

By ORDER of the Florida Public Service Commission, this 8th day of June, 1994.



BLANCA S. BAYÓ, 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.