

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Request For Exemption) DOCKET NO. 950627-WS
From Florida Public Service) ORDER NO. PSC-95-1388-FOF-WS
Commission Regulation For) ISSUED: November 8, 1995
Provision of Water and)
Wastewater Service in Osceola)
County By ROC Communities, Inc.)
d/b/a Jade Isle Manufactured)
Housing Community.)
_____)

ORDER INDICATING EXEMPT STATUS OF
ROC COMMUNITIES, INC. D/B/A JADE ISLE MANUFACTURED
HOUSING COMMUNITY AND CLOSING DOCKET

BY THE COMMISSION:

On June 7, 1995, ROC Communities, Inc. d/b/a Jade Isle Manufactured Housing Community (Jade Isle) filed an application with this Commission for recognition of its exempt status, pursuant to Section 367.022(8), Florida Statutes. Jade Isle is a 101-unit mobile home community located at 325 Rosedale, St. Cloud, Florida. The mobile home community is owned by ROC Communities, Inc. Mr. Daniel Ellis, Regional Manager of ROC Communities, Inc., and primary contact person, filed the application on behalf of Jade Isle.

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. The application was filed in accordance with Section 367.022(8), Florida Statutes, which states, in part, that "[a]ny person who resells water or wastewater service at a rate or charge which does not exceed the actual purchase price thereof," and who complies with certain reporting requirements, is exempt from Commission regulation.

According to Jade Isle's application, the service area is limited to the mobile home community located at 325 Rosedale, St.

DOCUMENT FILED-DATE

11008 NOV-3 2

REGULATORY REPORTING

Cloud, Florida. Jade Isle intends to purchase water and wastewater from the City of St. Cloud and resell it to its residents at a rate that does not exceed the actual purchase price. Meters have been installed on each lot so that the residents will be charged for the actual amount of water and wastewater used. Jade Isle reads the meters on a monthly basis and bills the residents accordingly. Jade Isle will be responsible for service to common areas and vacant lots. No administrative or processing fees or miscellaneous charges will be charged to the residents.

Jade Isle is aware of the requirements of Section 367.122, Florida Statutes, and Rules 25-30.111 and 25-30.262 through 26-30.267, Florida Administrative Code. 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. Ellis acknowledged that he is aware of Section 837.06, Florida Statutes, and the penalties for making false statements in the application.

Based on the facts as represented, we find that Jade Isle is exempt from Commission regulation as a reseller pursuant to Section 367.022(8), Florida Statutes. In order to remain exempt from Commission regulation, Jade Isle shall not at any time charge its customers more for water and wastewater service than it pays the City of St. Cloud for the service. In the event of any change of circumstances or method of operation, the owner of Jade Isle or any successors in interest, must inform the Commission within 30 days of such change so its exempt status may be reevaluated.

It is, therefore,

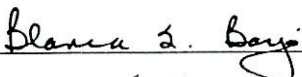
ORDERED by the Florida Public Service Commission that, based upon the facts as represented, ROC Communities, Inc. d/b/a Jade Isle Manufactured Housing Community, 325 Rosedale, St. Cloud, Florida 34769-2699, is hereby exempt from Commission regulation pursuant to the provisions of Section 367.022(8), Florida Statutes. It is further

ORDERED that should there be any change in circumstances or method of operation, the owner of or any successors in interest shall inform this Commission within 30 days of such a change so that we may reevaluate its exempt status. It is further

ORDERED that Docket No. 950627-WS is hereby closed.

ORDER NO. PSC-95-1388-POF-WS
DOCKET NO. 950627-WS
PAGE 3

By ORDER of the Florida Public Service Commission, this 8th
day of November, 1995.



BLANCA S. BAYÓ, Director
Division of Records and Reporting

(S E A L)

ALC

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, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, 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 and/or wastewater 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 Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900 (a), Florida Rules of Appellate Procedure.