



# Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

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DATE: NOVEMBER 24, 1992  
 TO: DIVISION OF RECORDS AND REPORTING *(MP)*  
 FROM: MICHELE FRANKLIN  
 DIVISION OF WATER AND WASTEWATER, BUREAU OF CERTIFICATION  
 RE: DOCKET NO. 920999-WS - REQUEST FOR EXEMPTION FROM FLORIDA PUBLIC  
 SERVICE COMMISSION REGULATION FOR PROVISION OF WATER AND WASTEWATER  
 SERVICE IN ST. LUCIE COUNTY BY COUNTRY COVE MOBILE HOME PARK.

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Staff has received the documentation requested by staff's letter to the utility dated October 21, 1992. Please incorporate the attachment into the docket file. Thank you.

cc: Alice Crosby, Division of Legal Services (Attachments included)

- ACK \_\_\_\_\_
- AFA \_\_\_\_\_
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG \_\_\_\_\_
- LIN \_\_\_\_\_
- OPC \_\_\_\_\_
- RCH \_\_\_\_\_
- SEC   i   \_\_\_\_\_
- WAS \_\_\_\_\_
- OTH \_\_\_\_\_

RECEIVED DATE  
 11/24/92  
 DIVISION OF RECORDS/REPORTING

PROSPECTUS  
FOR  
COUNTRY COVE MOBILE HOME PARK

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN LEASING A MOBILE HOME LOT.

2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.

3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

4. IF THIS PROSPECTUS WAS RECEIVED PRIOR TO OCCUPANCY IN A MOBILE HOME PARK, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF FIFTEEN (15) DAYS, OR UNTIL OCCUPANCY IN THE PARK, WHICHEVER OCCURS FIRST.

Ms. June Autullo  
February 25, 1993  
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are involved and how these are collected from your tenants.

Pursuant to Section 367.022(5), Florida Statutes, an exemption is granted under this authority when a utility provides water or wastewater service to its tenants and where charges for such service is non-specifically included in the rent. Based on the prospectus as submitted with your application, it appears Country Cove assesses additional charges for water service in addition to the base rent. As the prospectus is currently written, staff will have no choice but to recommend to this Commission that your exemption request be denied. Furthermore, staff must recommend that Country Cove Mobile Home Park be required to file for a certificate of authorization under Section 367.171, Florida Statutes.

In order for Country Cove Mobile Home Park to qualify for an exemption under Section 367.022(5), Florida Statutes, the prospectus should be changed to remove any provision for specific water and wastewater charges which are in addition to the rental charge or otherwise considered a pass-through charge. Please respond in writing by March 12, 1993 concerning whether or not you intend to change the prospectus or proceed to obtain a certificate of authorization.

Sincerely,



Jackie Gilchrist  
Regulatory Analyst

Enclosure

cc: Charles H. Hill, Director  
Alice Crosby, Legal Services  
Division of Records and Reporting