

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Request For Exemption) DOCKET NO. 950420-WS
From Florida Public Service) ORDER NO. PSC-95-1127-FOF-WS
Commission Regulation For) ISSUED: September 7, 1995
Provision of Water and)
Wastewater Service in Alachua)
County by Treehouse Village.)
_____)

ORDER INDICATING EXEMPT STATUS
OF TREEHOUSE VILLAGE AND CLOSING DOCKET

BY THE COMMISSION:

On April 17, 1995, Treehouse Village filed an application with this Commission for recognition of its exempt status, pursuant to Section 367.022(8), Florida Statutes. Treehouse Village is a 234-unit apartment complex located at 117 Southeast 16th Avenue, Gainesville, Florida. The apartment complex is owned by Van Rooy Properties, Inc. Ms. Karen Mizer, Property Manager and primary contact person, filed the application on behalf of Treehouse Village.

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 Treehouse Village's application, service is limited to the apartment complex located at 117 Southeast 16th Avenue, Gainesville, Florida. Treehouse Village intends to purchase water and wastewater service from the City of Gainesville and resell the services to its residents at a rate that does not exceed the actual purchase price. Each apartment will be individually metered so that the residents will be billed for

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actual water and wastewater used. Enviro-Check, Inc. (Enviro-Check) has been retained to read the meters on a monthly basis and bill the residents accordingly for Treehouse Village.

In addition to a monthly usage charge, the City of Gainesville charges Treehouse Village a fixed charge for each of its nineteen master meters. Treehouse Village proposes to charge each apartment a prorated portion of the total monthly cost for the master meters (Example: Water - \$3.00 X 19 meters = \$57.00 + 234 apartments = \$0.24 per apartment; Wastewater - \$2.11 X 19 meters = \$40.09 + 234 apartments = \$0.17 per apartment). Treehouse Village will be responsible for service to common areas and vacant apartments. No processing or administrative fees or miscellaneous charges will be charged to the residents. Treehouse Village will pay all fees to Enviro-Check.

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, Ms. Mizer acknowledged that she 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 Treehouse Village is exempt from Commission regulation as a reseller pursuant to Section 367.022(8), Florida Statutes. In the event of any change of circumstances or method of operation, the owner of Treehouse Village or any successors in interest, must inform the Commission within 30 days of such change so its exempt status may be reevaluated.

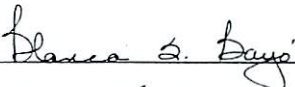
It is, therefore,

ORDERED by the Florida Public Service Commission that, based upon the facts as represented, Treehouse Village, 115 Southeast 16th Avenue, Gainesville, Florida 32601-8688, 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 Treehouse Village 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. 950420-WS is hereby closed.

By ORDER of the Florida Public Service Commission, this 7th day of September, 1995.



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, 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.