

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Request for Exemption ) DOCKET NO. 960263-WS  
from Florida Public Service ) ORDER NO. PSC-97-0368-FOF-WS  
Commission Regulation for ) ISSUED: April 2, 1997  
Provision of Water and )  
Wastewater Service in Duval )  
County by Old King's Highway )  
Limited Partnership )  
(Williamsburg Apartments). )  
\_\_\_\_\_ )

ORDER INDICATING EXEMPT STATUS OF OLD KING'S HIGHWAY  
LIMITED PARTNERSHIP (WILLIAMSBURG APARTMENTS)  
AND CLOSING DOCKET

BY THE COMMISSION:

On March 1, 1996, Williamsburg Village Apartments filed an application with this Commission for recognition of its exempt status, pursuant to Section 367.022(8), Florida Statutes. Williamsburg Village Apartments is a 320-unit apartment complex located at 3770 Toledo Road, Jacksonville, Florida. The apartment complex is owned by Old King's Highway Limited Partnership. Mr. John S. Ranney, of Envirotech Utility Management Services (Envirotech), and primary contact person, filed the application on behalf of Williamsburg Apartments.

After reviewing the application, it was determined that the current name of the apartment complex is Williamsburg Apartments, which is not registered with the Secretary of State's office as a fictitious name. Although the owner is currently in the process of registering the name with the Division of Corporations, Department of State, it has requested that the exemption be granted to Old King's Highway Limited Partnership (Old King's Highway/Williamsburg Apartments) for the apartment complex known as Williamsburg Apartments.

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, and Rule 25-30.060(1), (2) and (3)(h), Florida Administrative Code. Section 367.022(8), Florida Statutes, 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.

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FPSC-RECORDS/REPORTING

According to the application, Old King's Highway/Williamsburg Apartments provides service only to the apartment complex located at 3770 Toledo Road, Jacksonville, Florida. Old King's Highway/Williamsburg Apartments intends to purchase water and wastewater from United Water Florida, Inc. and resell it to its residents at a rate that does not exceed the actual purchase price. The apartment complex has 34 buildings which have 37 meters (fifteen 1.0 inch meters, twenty-one 2.5 inch meters, and one 2.0 inch meter). Envirotech has been retained to read the meters on a monthly basis and bill the residents accordingly on behalf of Old King's Highway/Williamsburg Apartments. The rates which Old King's Highway/Williamsburg Apartments intends to charge are identical to those charged by United Water Florida, Inc. Old King's Highway/Williamsburg Apartments will be responsible for service to common areas and vacant apartments. No administrative or processing fees or miscellaneous charges will be charged to the residents. Old Kings Highway/Williamsburg Apartments does, however, intend to collect a \$30.00 customer deposit.

Old King's Highway/Williamsburg Apartments is aware of the requirements of Section 367.122, Florida Statutes, and Rules 25-30.111 and 25-30.262 through 25-30.267, 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, Ranney 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 Old King's Highway/Williamsburg Apartments is exempt from our regulation pursuant to Section 367.022(8), Florida Statutes. However, the owner of Old King's Highway/Williamsburg Apartments or any successors in interest are put on notice that if there is any change in circumstance or method of operation which causes it to no longer qualify for exemption pursuant to Section 367.022, Florida Statutes, it should inform the Commission within 30 days of such change so that its status may be reevaluated.

It is, therefore,

ORDERED by the Florida Public Service Commission that, based upon the facts as represented, Old King's Highway Limited Partnership, 3770 Toledo Road, Jacksonville, Florida 32217, is hereby exempt from Commission regulation pursuant to the provisions of Section 367.022(8), Florida Statutes, only for the apartment complex known as Williamsburg Apartments. It is further

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ORDERED that Docket No. 960263-WS is hereby closed.

By ORDER of the Florida Public Service Commission, this 2nd  
day of April, 1997.

BLANCA S. BAYÓ, Director  
Division of Records and Reporting

by: Kay Flynn  
Chief, Bureau of Records

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), 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.