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BEFORE THE
FLORIDA PUBLIC SERVICE COMMISSION

In the Matter of:

DOCKET NO. 20230128-EU

Petition for declaratory statement
regarding Rule 25-6.049, F.A.C.,
by 1150 WHG, LLC.

_____ /

PROCEEDINGS: COMMISSION CONFERENCE AGENDA
ITEM NO. 4

COMMISSIONERS
PARTICIPATING: CHAIRMAN MIKE LA ROSA
COMMISSIONER ART GRAHAM
COMMISSIONER GARY F. CLARK
COMMISSIONER ANDREW GILES FAY
COMMISSIONER GABRIELLA PASSIDOMO

DATE: Tuesday, March 5, 2024

PLACE: Betty Easley Conference Center
Room 148
4075 Esplanade Way
Tallahassee, Florida

REPORTED BY: DEBRA R. KRICK
Court Reporter and
Notary Public in and for
the State of Florida at Large

PREMIER REPORTING
TALLAHASSEE, FLORIDA
(850) 894-0828

1 P R O C E E D I N G S

2 CHAIRMAN LA ROSA: All right. We will move on
3 to Item No. 4. Before we do that, thank you,
4 staff. I know that that's certainly a lot of hard
5 work behind the scenes. You know, normally when we
6 come to Agenda, there is, you know, we tee up for
7 what's on the agenda a few weeks prior to and, of
8 course, have our briefings and so forth, and I know
9 the last two items were probably months in the
10 making. And thank you all, and I know we had --
11 our office had multiple briefings on it, so thank
12 you all for your hard work and nice to see a final
13 product coming at us today, so thank you.

14 With that, I will allow those coming before us
15 and I look for my schedule for my Agenda in front
16 of me, so let's -- moving on to Item No. 4.

17 MS. DIKE: Good afternoon, Commissioners. My
18 name is Caroline Dike with the Commission's Office
19 of General Counsel.

20 Item No. 4 is staff's recommendation
21 concerning the petition for declaratory statement
22 regarding Rule 25-6.049, Florida Administrative
23 Code, by a 1150 WHG, LLC.

24 1150 WHG, LLC, as the petitioner, is
25 requesting that the Commission declare the property

1 at issue qualifies for the grandfather exception to
2 Rule 25-6.049.

3 Staff recommends that the petitioner's
4 requested declaratory statement should be denied,
5 and that the petition must use individual metering
6 on its property.

7 As explained more fully in the recommendation,
8 staff believes that the Commission should adhere to
9 the plain language of the rule and Commission
10 precedent to establish that petitioner does not
11 qualify for the grandfather exception to the rule.

12 Jack Boyajian and Chris Horton of 1150 WHG are
13 present. Malcolm Means and Jordan Williams of
14 Tampa Electric Company are present, and staff is
15 available for questions.

16 CHAIRMAN LA ROSA: Thank you, Ms. Dike.

17 Mr. Boyajian, am I saying that correct?

18 MR. BOYAJIAN: Yes, Chairman.

19 CHAIRMAN LA ROSA: And, Mr. Horton, it's my
20 understanding that you guys would like to address
21 us.

22 MR. HORTON: Correct, Chairman. And thank you
23 both to the Commission and the staff for all your
24 time and work on this, and considering this
25 petition for declaratory statement.

1 We are here today on behalf of 1150 WHG, LLC,
2 seeking exactly what Ms. Dike just requested, which
3 is that this commission look at the plain language
4 of the grandfather clause that is at issue and
5 grant a declaratory statement in favor of WHG,
6 stating that they fall within the grandfather
7 clause.

8 Where we differ is in the fact that we don't
9 believe that TECO or the staff is reading simply
10 the plain language of the grandfather clause. We
11 believe that their interpretation is reading into
12 the grandfather clause language that does not exist
13 within the rule, specifically Rule 25-6.049. We
14 urge the Commission to look at the rule and
15 consider the plain language.

16 All of the parties that are here before the
17 Commission today agree that the plain language is
18 what the Commission should base its ruling upon
19 today. Where we differ is in what that plain
20 language says.

21 The plain language specifically says that
22 individual metering required for each separate --
23 is required for separate, each separate occupancy
24 unit of a new residential building, which is what
25 this property is. This property is a residential

1 building, 224 units in Winter Haven, Florida.

2 However, individual metering is not required
3 if the property falls within one of the exceptions.
4 The exceptions within the rule are either the
5 grandfather clause, which is at issued today, or
6 one of the other enumerated exceptions following
7 the grandfather clause. Those enumerated
8 exceptions include a hotel or motel, which is what
9 this resident -- what this property used to be.

10 This property was built pursuant to a permit
11 issued in 1971. It was constructed and finished in
12 1973. Since that date, it has operated
13 continuously as a master metered property. It was
14 operating continuously as a hotel and motel until
15 recently, when WHG purchased the property and
16 converted it to workforce housing.

17 That conversion is near complete and about to
18 go to market. And that is why we are here before
19 the Commission.

20 The grandfather clause expressly states that a
21 property is grandfathered under the master metering
22 and does not have to comply with individual
23 metering if two things are met. One, the
24 construction permit was issued before January 1st,
25 1981. Check. That applies here. The property was

1 built pursuant to a permit issued before 1981.

2 The second provision and requirement is that
3 the unit receives master metering continuously
4 since January 1st, 1981. Again, check. That
5 applies here. Nobody is disputing that this
6 property has been continuously master metered since
7 1981, and going back to 1973.

8 The -- TECO and the staff wants this
9 commission to then read into that plain language
10 that I just covered additional language that does
11 not exist within the rule, specifically the staff
12 and TECO want this commission to consider that the
13 change from the occupancy use as a motel or hotel
14 to a residential property has somehow now removed
15 this property from any of the exceptions within the
16 master metering that apply on a permit master
17 metering and now make it an individual metered
18 property.

19 Quite frankly, that does not exist within the
20 rule, and it doesn't exist within preexisting
21 precedence set by this commission.

22 The staff and TECO relied on prior precedence,
23 and all of that prior precedence concerns changing
24 a property from individual metering back to master
25 metering. That's not at issue here. We are not

1 attempting to do that. We are simply attempting to
2 take advantage of why this rule, this grandfather
3 laws was first implemented by the Commission. And
4 what is that purpose and intent? That purpose and
5 intent is to avoid having to force property owners
6 to retroactively comply with the rule and the costs
7 associated with those changes.

8 And so as we sit here today, we are simply
9 urging the Commission to read the plain language of
10 the rule and to follow the purpose and intent
11 that's been set forth by precedence by this
12 commission in prior hearings and decisions.

13 There are some other I matters that I would
14 just briefly like to address that were raised by
15 both TECO and then -- and then raised by the staff
16 in its memorandum. Those two matters are, first,
17 that the property owner here, 1150 WHG, LLC, seeks
18 to, in some form or manner, serve as its own
19 utility. It does not. And we would stipulate to
20 that. All it seeks to do is to continue to master
21 meter the property in the manner that is was
22 previously master metered.

23 There is a change in the way, then, that bills
24 are going to be sent, because this is a residential
25 unit owner. That's set forth within our petition.

1 It's set forth within the affidavit, and our
2 different filings. But the owner does not seek to
3 serve as a utility owner here. It is not seeking
4 to serve in the shoes of TECO.

5 The second issue that was brought up, and
6 concern that was brought up, revolved around the
7 eventual potential installation of solar energy on
8 this property. And that's not before the
9 Commission. That was something that was mentioned
10 in passing in our initial petition as to future
11 plans for energy conservation on this property.
12 That is not currently being done. It is not
13 currently -- it will be done in the future, but
14 when 1150 WHG, LLC, goes and performs that work and
15 decides to install solar on this property in
16 whatever form or fashion it decides to do that, it
17 will comply with the rules and regulations set
18 forth in the state of Florida at that time.

19 And I believe my client had some remarks he
20 wanted to make as well.

21 CHAIRMAN LA ROSA: Okay.

22 MR. BOYAJIAN: Thank you, Mr. Chairman and
23 Commissioners.

24 As Mr. Horton was explaining, we did acquire
25 this property back in November of 2022, and we did

1 submit plans to the City. And in those plans, it
2 was clear that we were going to install individual
3 panels in each of these units.

4 These are -- this is a small -- small units,
5 about 463 square feet for a one-bedroom, and about
6 620 square feet for a two-bedroom. It is workforce
7 housing. It's located in the City of Winter Haven
8 near downtown.

9 The -- TECO was aware that we were going to do
10 the panel installations in each of these units.
11 And during an audit back in January, following our
12 acquisition in 2023, TECO representatives were
13 there. They even wrote in submetering was going to
14 be used. And what we were using submetering for
15 was to essentially extend the intent of not only
16 this rule, but also conservation measures
17 generally. We could easily include electric in our
18 rent payments, but it doesn't engender conservation
19 by individual tenants, because they don't have any
20 consequence to leaving the lights on when they
21 leave.

22 If you submeter it and you basically extend
23 that use to their individual bills on a monthly
24 basis, they will generally conserve. And I think
25 that's in the rule as well, as another option to

1 extend the conservation effort that I think the
2 rule is intended to do.

3 Our goal is not to make money on that. Our
4 goal is to simply pass along that cost, and
5 essentially engender that conservation.

6 In January of '23, we continued to work
7 through our process. And in July, when we had a
8 visit from TECO to talk about extending the
9 services into an area of the property that was not
10 -- actually has been dormant for several years,
11 this matter came up directly from TECO, saying,
12 well, you know, we think you should be individually
13 metered directly with our transformers.

14 It was -- it was all new. We had already
15 spent all the money to extend that services from
16 the master metering all the way to the individual
17 units, and we simply did not have any way of going
18 back and redoing that work except for expending a
19 lot of time and a lot of money in doing that.

20 The other problem with unit metering right now
21 is the industry is suffering from an extended
22 period of time. You can't get meters directly for
23 individual metering for essentially a year out. So
24 you -- even if we wanted to do the metering, we
25 can't do it tomorrow. It would be probably

1 sometime later this year.

2 So it would be a tremendous financial burden
3 to the project, making it almost not viable to
4 continue if this was attempted to be done, if we
5 had to go back and individually meter these units
6 at this time.

7 The future project might be able to be done
8 because it -- we haven't wired those -- that
9 property yet. It's approximately a third of the
10 total site. But nonetheless, the current situation
11 with the master metering is what we were relying
12 on, and relying on the actual wording, as Mr.
13 Horton explained, as to the simple language that
14 exists there.

15 We believe we are exempt, and we hope the
16 Commission agrees.

17 Thank you.

18 CHAIRMAN LA ROSA: Thank you.

19 Commissioners, are there any questions or
20 thoughts?

21 TECO, any comments or rebuttal?

22 MR. MEANS: Sure. Thank you, Mr. Chairman.

23 Tampa Electric agrees with and supports the
24 interpretation of the rule set out in the staff
25 recommendation. And the company's goal throughout

1 this whole process has just been to comply with
2 your rule, and we stand ready to help the
3 petitioner come into compliance.

4 Thank you.

5 CHAIRMAN LA ROSA: All right. Commissioners,
6 now it's our turn. Any thoughts -- comments or
7 thoughts?

8 COMMISSIONER CLARK: I have a couple of
9 questions.

10 CHAIRMAN LA ROSA: Commissioner Clark, you are
11 recognized.

12 COMMISSIONER CLARK: Just a couple of
13 questions. When you apply -- I assume you are
14 still in the construction process right now. You
15 haven't taken over -- we haven't -- you don't have
16 occupants yet?

17 MR. BOYAJIAN: We do not. We are ready to
18 accept occupants, though.

19 COMMISSIONER CLARK: You are ready to accept
20 occupants.

21 MR. BOYAJIAN: Yeah.

22 COMMISSIONER CLARK: Okay. In the process of
23 acquiring the building, did you have to go through
24 the building permitting process? Did you have to
25 get a permit?

1 MR. BOYAJIAN: We did.

2 COMMISSIONER CLARK: Okay. And you submitted
3 plans accordingly with that permit to the building
4 department and they were approved?

5 MR. BOYAJIAN: We did. And the master
6 meter -- use of the master meter was clearly in
7 those plans.

8 There is a question as to whether or not the
9 submetering was in those plans or not. But again,
10 the submetering is only a way to implement
11 conservation. We could easily include a portion of
12 the estimated utility and electric, but we chose to
13 not only submeter the electric, but also the water,
14 hot water and cold water is also submetered, and we
15 are using a company called Think Utilities out of
16 Clearwater to do those readings and then issue
17 those payment -- issue those bills for those
18 services.

19 COMMISSIONER CLARK: Mr. Means, did your
20 company advise the owners ahead of the process that
21 this was not going to be allowed?

22 MR. MEANS: Commissioner, my understanding of
23 the timeline is, yes, a Tampa Electric
24 representative did visit the property in January of
25 2023, but the purpose of that visit was to conduct

1 a commercial energy audit. And the petitioner
2 actually attached that audit report to their
3 response -- their reply to our filing this docket.
4 And it clearly states that the purpose of it is to
5 advise on energy efficiency programs that may be
6 available for the property.

7 And as the petitioner indicated, a person from
8 our electric delivery department did visit the
9 property last summer and indicated that individual
10 metering was required under the rule.

11 COMMISSIONER CLARK: When we talk about
12 individual metering, I understand from a typical
13 concept how that works. Has there been any
14 consultation with the parties -- I understand your
15 dilemma, and apparently there is some
16 miscommunication as to how this has transpired and
17 how we got to this point. But have we tried to
18 resolve this in any way? There's -- you said it
19 cost a-million-and-a-half, I mean, you can submeter
20 a panel box with a CT a whole lot cheaper than, you
21 know, a-million-and-a-half-dollars for 200 of these
22 things.

23 Has there been any compromise with the utility
24 to install some sort of CT device at each subpanel
25 in the apartment, read those and actually do the

1 billing on an individual basis?

2 MR. HORTON: So I think I can answer that, and
3 Jack and TECO might be able to chime in as well.

4 But from the standpoint of prior to my
5 involvement, the property owner was reaching out to
6 TECO trying to resolve this. I got involved and
7 also attempted to reach out and resolve this.
8 Nothing has, quite frankly, gained any traction.
9 We haven't gotten any word back from TECO, well,
10 will you consider this? Will you consider these
11 other options? We have just had radio silence
12 until we showed up here today, quite frankly.

13 MR. MEANS: Mr. Commissioner, I would strongly
14 dispute the characterization as radio silence. We
15 have been in regular communication with the
16 petitioner since early last year, mid last year.
17 In fact, I think there are communications going on
18 right now outside of these proceedings with the
19 company.

20 And as I mentioned, our goal throughout this
21 entire process has just been to follow the rule.
22 And there is clearly a dispute over the
23 interpretation of the rule, but we think that staff
24 got it right, and that's the interpretation we have
25 been following throughout this entire process.

1 COMMISSIONER CLARK: I'm going to lean with
2 staff on the interpretation of the rule. I don't
3 think -- that's -- there is no -- no -- there is no
4 real problem there with me, but I do think that
5 there is resolution to this on both sides that can
6 be met that both parties come together and find a
7 way to conduct the metering.

8 I assume you have no intention of billing the
9 customer direct. You are not fixing to try to play
10 the role of a utility, I assume?

11 MR. BOYAJIAN: None at all, your -- none at
12 all.

13 COMMISSIONER CLARK: Are you planning to
14 contract with a third-party to do this?

15 MR. BOYAJIAN: We are. We have. That was
16 that Think Utility company that I was mentioning in
17 Clearwater. They installed the meters -- they
18 installed the devices that read the meters that we
19 install, and they then bill the individual tenants.
20 It's completely outside of our involvement.

21 COMMISSIONER CLARK: Well, there was no
22 consideration to just -- you mentioned earlier
23 wrapping this into their rental -- into the rental
24 rate. I get that doesn't in any way enforce
25 conservation, but in light of spending another

1 million-and-a-half to finish this up, is that a
2 consideration?

3 MR. BOYAJIAN: We have, Commissioner. We have
4 thought about that, and that still is an option.
5 But I think the difficulty with that is, at the
6 moment, I think TECO's insistence is that
7 individual -- these units have to be individually
8 metered. And so even the option of including rent
9 -- in the rent, the electric use is not on the
10 table, as far as I understand, so --

11 And when we started out, submetering wasn't --
12 was considered an option. It wasn't an absolute.
13 But it eventually made a lot of sense, because it
14 does engender the conservation, and not just for
15 electric, but also for water. And, of course, the
16 City owns the water utility, and they are very
17 happy that we are doing the individual metering.

18 And so I think -- and the permitting was for
19 residential use. It was zoned for residential to
20 begin with. It was allowed, it was an allowable
21 use, so we didn't really think of -- that this is
22 wagging to be much of a problem at all.

23 In fact, many of the tenants there were using
24 it as primary permanent tenants when we purchased
25 the property. It had been originally a Holiday

1 Inn. It was well-known. And then over the years
2 it kind of became a different type of use, of motel
3 use more than hotels, but --

4 And it is true that we have been working with
5 TECO to try to get this resolved, even as recently
6 as last month were actively looking at options that
7 we can use, you know, utilize. But ultimately,
8 what we need to do is open the property, because
9 housing is extremely, extremely scarce in the area,
10 and we offer a workforce housing at a rental rate
11 that, really, our competitors can't provide because
12 we have very efficient smaller units, and that's
13 what the need is right now.

14 COMMISSIONER CLARK: Well, I commend you on
15 the development process. I think it's a fantastic
16 repurposing of a building, and I think that's what
17 we should be doing in a lot of communities today.

18 I do understand the dilemma. And, again, I
19 think that from a strict interpretation of the
20 rule, I think that staff is probably correct here.

21 But I do want to say, I would strongly
22 encourage -- I mean, there is a way to figure this
23 out that benefits both parties, and I would
24 strongly encourage the utility to make some
25 considerations toward getting this thing resolved

1 for us.

2 MR. MEANS: Thank you, Commissioner. And if
3 that's the direction we get from the Commission
4 today, we are happy to do that. Again, we just are
5 trying to follow the rule as we read it, and we
6 read it to require individual metering, so that's
7 just our, you know, has been our goal throughout
8 the process.

9 CHAIRMAN LA ROSA: Commissioners, any further
10 thoughts or comments?

11 Commissioner Graham, you are recognized.

12 COMMISSIONER GRAHAM: Thank you, Mr. Chairman.

13 I get the fear the staff and the utility about
14 you guys creating your own utility. How about this
15 third-party? You said they can actually meter
16 what's going -- what each individual unit is using,
17 and then how are they billed? Is it just a
18 percentage of the entire master meter or --

19 MR. BOYAJIAN: No. The meter -- I am sorry,
20 Commissioner, I didn't mean to interrupt your
21 question.

22 The metering calculates how many kilowatt
23 hours are used between a certain date of time, and
24 then the utility gets a copy of our bill and sees
25 the cost per kilowatt hour, and basically bills

1 that particular tenant based on that average
2 kilowatt cost.

3 CHAIRMAN LA ROSA: When you say the utility,
4 you mean the third-party provider?

5 MR. BOYAJIAN: I'm sorry. Think Utility,
6 that's what I was saying. Think Utility is that
7 third-party provider.

8 COMMISSIONER GRAHAM: Now, are they just
9 charging at the rate that TECO charges, or is there
10 a profit built into this?

11 MR. BOYAJIAN: No, there is no -- no, not at
12 all. They get a copy of our invoice from TECO, and
13 they know what we are paying her kilowatt hour, and
14 they know that you, as a tenant, might have used,
15 you know, X amount of kilowatt hours for that time
16 period, and that's what they base their
17 calculations on.

18 At the end kilowatt hours, we are not going to
19 recovery 100 percent because there is a certain
20 amount of kilowatt hours that are used for common
21 areas, vacant units, and so forth.

22 But the individual tenant is only billed for
23 the amount of time -- the amount of use that they
24 have based on our average cost. We don't make any
25 profits.

1 COMMISSIONER GRAHAM: Now, when you came
2 forward with this workforce housing, did you
3 approach the City or the County, like, for their
4 participation in helping you build it?

5 MR. BOYAJIAN: Yes. They assisted with some
6 concessions that allowed us to do so.

7 And as a developer, I can -- I can, you know,
8 tell this commissioner -- commission, that we -- it
9 is very difficult to justify this type of
10 restoration and renovation. It comes down to
11 literally the last dollar. And I -- I -- I would
12 just say that I -- you are obviously going to
13 decide on the interpretation of this rule. But I
14 can tell you that if this were required of every
15 repurposed hotel that was built in the '70s in this
16 type of fashion, the '60s, the '70s -- it's a great
17 use, I agree request Commissioner Clark. This is a
18 fantastic reuse of this type of property -- it's
19 going to impact the incentive for developers to do
20 this.

21 It's very costly. And I am not sure it's
22 necessary. It might be better to establish that if
23 you do this, you must do some kind of submetering
24 so that that conservation effort and the intent of
25 this rule is applied, but without the cost,

1 especially given that it doesn't look like it's
2 going to change very much, but the supply chain of
3 getting these meters is just impossible. It's
4 literally years to get these meters.

5 COMMISSIONER GRAHAM: Well, it's interesting
6 that we have been dealing with, seems like, rules
7 all day today. And it's funny how I have heard
8 people throw out that we can just waive the rule
9 sort of thing. So you can't change the dec
10 statement, because it is what it is.

11 MR. BOYAJIAN: Sure.

12 COMMISSIONER GRAHAM: But that doesn't mean
13 that you guys can't come to an understanding,
14 because there has got to be a comfort level that
15 TECO comes to, that, you know, you are not going to
16 be, quote/unquote, running your own utility.

17 But I do understand from being from local
18 government how these things can incentivize and how
19 people want more and more workforce housing. So I
20 think my suggestion would be, and I think as
21 Commissioner Clark said earlier, for you guys to
22 kind of work this thing out, and maybe the solution
23 is to come back and see -- look for some sort of
24 rule waiver or something along that line. And I am
25 not, by any means, saying that that's going to

1 happen. I am just saying, if there is some kind of
2 agreement that comes through, because I would hate
3 to see this project not move forward.

4 CHAIRMAN LA ROSA: Commissioners, any further
5 thoughts or questions?

6 Commissioner Clark.

7 COMMISSIONER CLARK: I do have one more
8 question for Mr. Means, and you triggered this
9 thought process when you -- typically, when meter a
10 commissioner development of this type, you have got
11 a demand -- you have got a commercial rate, demand
12 energy components that are separate, and I am not a
13 big fan of these third-party wheels that are
14 involved here, but is this Think company, do you --
15 are they going to be billing them at your
16 residential rate, or are they going to be basically
17 dividing the kilowatt hours used by the bill
18 getting a much more kilowatt hour charge, I would
19 assume that commercial would pay, as opposed to
20 residential, and billing them on that commercial
21 rate?

22 MR. MEANS: Commissioner Clark, that's my
23 understanding, is that the property will be billed
24 at the master meter at a commercial rate, and then
25 each customer will be allocated their portion of

1 that overall the usage. And as we pointed out in
2 our filing, and as staff noted in the
3 recommendation, that creates a potential rate
4 design issue, as you are highlighting.

5 COMMISSIONER CLARK: It's definitely an equity
6 issue for residential customers. I did not
7 understand that. Okay. Thank you.

8 CHAIRMAN LA ROSA: Any thoughts, questions?
9 Commissioner Passidomo, you are recognized.

10 COMMISSIONER PASSIDOMO: Thank you, Mr.
11 Chairman.

12 I will just be brief. This is just a
13 situation that I think we've all kind of -- you
14 know, as Commissioner Clark said, this is where we
15 are kind of stuck with the rule and the
16 interpretation, I agree with staff's interpretation
17 of the grandfather exception and its applicability
18 here. But it's frustrating that, because we want
19 this to work out, and, like, I am encouraged by
20 your repurposing of this building for workforce
21 housing. We really need that in the state, so,
22 yeah, you know, again, I just would -- reiterating
23 too that there is some solution that can be made
24 here. But as far as where we are with the rule, I
25 think we are kind of stuck. That's my

1 interpretation.

2 MR. HORTON: And I would just like to note
3 that I don't think the Commission is technically
4 stuck with the rule here. You are not stuck
5 between a rock and hard place. We don't dis -- we
6 don't agree with the staff's interpretation of the
7 rule.

8 If you look at the rule, it does not include
9 any language, and there is no precedence set forth
10 by this commission whereby the really includes
11 language that if there is a change from one
12 exception to another, that you are now
13 automatically out of any of the exceptions, you
14 fall back in individual metering, and you have to
15 comply with additional individual metering. The
16 rule doesn't state that.

17 And so I would just urge, again, the
18 Commission -- I know the staff does a fantastic
19 job. I have, you know, worked with them in the
20 past. They do an awesome job on everything that
21 they do here. But in this situation, I think the
22 interpretation is a little off, and I think we are
23 reading into the rule language that does not exist.

24 CHAIRMAN LA ROSA: Thank you.

25 So I am a huge proponent of affordable

1 housing, workforce housing, any opportunity to
2 bring housing to those that either cannot afford or
3 are just stuck in a position where they are trying
4 to build up.

5 So I think that was my first comment when I
6 sat down with staff, is that the state of Florida
7 needs more of this. But I had to be kind of
8 refined into what I had in front of me, and
9 realized what our rules are, and how we ultimately
10 interpret our rules.

11 I think this probably gives good cause to
12 maybe look deeper into how this rule is set up, but
13 that's not what's before us today. So I don't know
14 that -- I don't know that we have anymore questions
15 for staff, or for any of the parties before us, so
16 I will open the floor for a motion.

17 COMMISSIONER GRAHAM: Move staff.

18 COMMISSIONER CLARK: Second.

19 CHAIRMAN LA ROSA: Seeing a motion to move
20 staff's recommendation, seeing a second.

21 All those in favor signify by saying aye.

22 (Chorus of ayes.)

23 CHAIRMAN LA ROSA: Opposed no.

24 (No response.)

25 CHAIRMAN LA ROSA: Show that the item passes

1 as suggested by staff.

2 All right. Commissioners, it's been a long
3 day, so I won't -- I won't say any more.

4 Seeing no further business before us, see that
5 today's Agenda Conference is adjourned.

6 Thank you.

7 (Agenda item concluded.)

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CERTIFICATE OF REPORTER


STATE OF FLORIDA)
COUNTY OF LEON)

I, DEBRA KRICK, Court Reporter, do hereby
certify that the foregoing proceeding was heard at the
time and place herein stated.

IT IS FURTHER CERTIFIED that I
stenographically reported the said proceedings; that the
same has been transcribed under my direct supervision;
and that this transcript constitutes a true
transcription of my notes of said proceedings.

I FURTHER CERTIFY that I am not a relative,
employee, attorney or counsel of any of the parties, nor
am I a relative or employee of any of the parties'
attorney or counsel connected with the action, nor am I
financially interested in the action.

DATED this 20th day of March, 2024.


DEBRA R. KRICK
NOTARY PUBLIC
COMMISSION #HH31926
EXPIRES AUGUST 13, 2024