

STATE OF FLORIDA
BEFORE THE PUBLIC SERVICE COMMISSION

IN RE:

20 North Oceanside Owner, LLC.
a Florida Limited Liability Co.

Docket# 20250081

Petitioner
_____ /

NOTICE OF FILING Attestation Re:Rule 25-6.049(5)(g) &(6)

COMES NOW Petitioner 20 North through the undersigned and hereby gives notice of filing the attached letter attesting to meeting the criteria in paragraph (5)(g) and paragraph (6) of Rule 25-6.049. F.A.C. The letter was provided to Mr. Christopher T. Wright, Manager-Regulatory, Floria Power & Light Company via email at christopher.wright@fpl.com, with a copy to John T. Burnett, VP and General Counsel, at john.t.burnett@fpl.com on June 16, 2025

/s/ Marc Mazo

MARC D. MAZO
3050 Sandpiper Ct
Clearwater, Florida 33762
Telephone (727)542-0538
powck@aol.com
Authorized Representative

CERTIFICATE OF SERVICE

I hereby certify the above and foregoing has been furnished electronically this 16th day of June 2025 to Adam Teitzman, Commission Clerk, Director, Division of the Commission Clerk and Administrative Services, Florida Public Service Commission.

/s/ Marc Mazo

MARC MAZO

20 NORTH OCEANSIDE OWNER, LLC.

**315 S. Biscayne Blvd., 4th Floor
Miami, Florida 33019**

June 16, 2025

Mr. Christopher T. Wright
Managing Attorney - Regulatory
Florida Power & Light Company
700 Universe Blvd
Juno Beach, Florida 33408-0426

Re: Master Metering Pursuant to Rule 25-6.049, F.A.C.

Dear Mr. Wright:

20 North Oceanside Owner, LLC is the developer of a mixed-use real estate project located at 20 North Ocean Boulevard, Pompano Beach, Florida 33062. The planned development is to be managed by a Marriott company and operated under Marriott's luxury "W" brand. The development will include two connected towers constructed on a shared podium. Condo Parcel 1("Tower 1") is to be developed as a separate residential condominium project comprised of [77] residential units. Condo Parcel 2 ("Tower 2") is to be developed as a separate Condo-Hotel consisting of 296 Condo-Hotel Units. Ownership structure of both parcels will be pursuant to Chapter 718, Florida Statutes while operation of the Condo-Hotel will be pursuant to Chapter 509 Florida Statutes.

A copy of the applicable Zoning Ordinance for the City of Pompano Beach is included in the offering and is referenced in the separate Declaration of Condominium and Purchase Agreements for the Condo-Hotel Units. The following is from the standard Purchase Agreement for the 296 Condo-Hotel Units. (There is a separate Purchase Agreement for the 77 strictly residential units which are planned to be individually metered):

Section 32(e)- **Zoning Regulations and Certain Rental and Occupancy Restrictions.**

Buyer expressly understands and agrees that pursuant to the Zoning Regulations, the Unit is considered a "lodging unit" within a condo hotel. Accordingly:

- (1) Buyer expressly understands and agrees that, subject to the provisions of the Declaration and compliance with the Zoning Regulations and laws governing same, the Residential Units may be used for transient rentals, and **certain restrictions have been imposed on the occupancy and the rental of same.**
- (2) a Residential Unit may not be occupied by its owner(s) for more than 30 consecutive days and more than a total of 180 days in any consecutive 12 month period;
- (3) no Residential Unit may be occupied as a permanent dwelling unit or residence.....

Architectural plans included as an exhibit to the petition show the intent to develop a full-scale luxury hotel facility with all the associated amenities including, front desk, concierge service, bellmen, restaurant, bars, meeting rooms, spa, pool, pickle and paddle ball.

20 North has filed a petition with the Florida Public Service Commission in Docket 20250081 seeking a declaratory statement that 20 North is not required to individually meter the 296 Condo-Hotel units in Tower 2 because it meets the exceptions to the individual meter rule found in Rule 25-6.049(5), F.A.C. Pursuant to paragraph (6) of the rule 20 North hereby submits its attestation that it will meet the criteria in paragraph (5)(g) and all subsections of paragraph (6), and that any cost of future conversion to individual metering will be the responsibility of the customer, consistent with subsection (7) of the rule.

Rule 25-6.049(5)(g) includes the following criteria:

1. The declaration of condominium requires that at least 95 percent of the units are used solely for overnight occupancy as defined in paragraph (8)(b) of this rule; (There is no permanent occupancy allowed in Tower 2 by ordinance therefore 100% of the units must be used for overnight occupancy.)

2. A registration desk, lobby and central telephone switchboard are maintained; and

3. A record is kept for each unit showing each check-in and check-out date for the unit, and the name(s) of the individual(s) registered to occupy the unit between each check-in and check-out date

If you have any questions, please contact our representative regarding this matter. His contact information is:

MARC MAZO
3050 Sandpiper Court
Clearwater, FL 33762
Telephone (727)542-0538
E-mail: powck@aol.com

Sincerely

20 North Oceanside Owner, LLC,

/s/ Patrick Campbell

By: Patrick Campbell

Title: Authorized Signatory

Cc: John T. Burnett
VP & General Counsel
Florida Power & Light Company
John.t.burnett@fpl.com