

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Request For Exemption ) DOCKET NO. 940021-WU  
From Florida Public Service ) ORDER NO. PSC-94-0229-FOF-WU  
Commission Regulation For ) ISSUED: March 2, 1994  
Provision of Water Service in )  
Pasco County by Garrett Property )  
Rentals. )  
\_\_\_\_\_ )

ORDER INDICATING EXEMPT STATUS OF  
GARRETT PROPERTY RENTALS AND CLOSING DOCKET

BY THE COMMISSION:

On January 7, 1993, Garrett Property Rentals (Garrett) filed an application with this Commission for recognition of its exempt status pursuant to Section 367.022(5), Florida Statutes. Garrett rents space to three tenants in a building located at 11054 State Road 52, Hudson, Florida. Mr. Sidney W. Garrett, Owner and primary contact person, filed the application on behalf of Garrett.

The land upon which Garrett's existing well is located has recently been purchased by Pasco County. Garrett is in the process of constructing a new well to serve the building. Wastewater service will be provided by septic tank.

Upon request and sufficient proof, the Commission will issue an order indicating the nonjurisdictional or exempt status of water and wastewater facilities, if they qualify under the appropriate provision of Chapter 367, Florida Statutes. The application was filed in accordance with Section 367.022(5), Florida Statutes, and Rule 25-30.060(3)(e), Florida Administrative Code.

Section 367.022(5), Florida Statutes, states that an entity qualifies for exemption from Commission regulation if it provides service solely to its tenants, and there are no specific charges for the utility service. The application indicates that Garrett provides water service only to its tenants and the service territory is limited to the building at 11054 State Road 52 in Hudson, Florida. According to Garrett, it does not have a lease; the tenants rent on a month to month basis. The statement provided

DOCUMENT NUMBER-DATE  
02066 MAR-28  
FPSC-RECORDS/REPORTING

by Garrett reflects that water service is included as a nonspecific portion of the monthly rent.

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, Mr. Garrett acknowledged that he is aware of Section 837.06, Florida Statutes, and the penalties for making false statements in the application.

Based upon the facts as represented, we find that Garrett is exempt from Commission regulation, pursuant to the provisions of Section 367.022(5), Florida Statutes. However, should there be any change in circumstances or method of operation, the owner of Garrett or any successor in interest must inform the Commission within 30 days of such change so that its exempt status may be reevaluated.

It is, therefore,

ORDERED by the Florida Public Service Commission that, based upon the facts as represented, Garrett Property Rentals, 11054 State Road 52, Hudson, Florida 34669, is exempt from Commission regulation, pursuant to the provisions of Section 367.022(5), Florida Statutes. It is further

ORDERED that should there be any change in circumstances or method of operation, the owner of Garrett Property Rentals or any successors in interest, shall inform this Commission within 30 days of such a change so that we may reevaluate Garrett's exempt status. It is further

ORDERED that this Docket is hereby closed.

By ORDER of the Florida Public Service Commission, this 2nd day of March, 1994.

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STEVE TRIBBLE, Director  
Division of Records and Reporting

( S E A L )

ALC

by: Kay DeJoy  
\_\_\_\_\_  
Chief, Bureau of Records

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 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 or sewer 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 Civil Procedure. The notice of appeal must be in the form specified in Rule 9.900 (a), Florida Rules of Appellate Procedure.