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STATE OF FLORIDA



DIVISION OF ECONOMICS
ELISABETH J. DRAPER
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(850) 413-6410

Public Service Commission

June 10, 2025

Staff's First Data Request
Via E-mail

Marc D. Mazo
3050 Sandpiper Ct
Clearwater, FL 33762
Powck@aol.com

Re: Docket No. 20250081-EU: Petition for declaratory statement, or in the alternative, petition for variance from or waiver of the individual metering requirement of Rule 25-6.049(5) and (6), F.A.C., by 20 North Oceanside Owner, LLC.

Dear Mr. Mazo:

By this letter, Commission staff respectfully requests that 20 North Oceanside Owner, LLC (20 North) provide responses to the following data requests. These data requests are regarding the petition for declaratory statement, or in the alternative, petition for variance from or waiver of the individual metering requirement of Rule 25-6.049(5) and (6), Florida Administrative Code (F.A.C.).

1. Please confirm that the property is located within the service territory of Florida Power & Light Company (FPL). If not, please state which utility provides electric service to the property.
2. Has 20 North contacted FPL regarding its plans for development at the property? If so, please provide any applicable communication with FPL regarding electric service to the planned development.
3. Please explain whether 20 North has provided or will provide an attestation to the utility that the criteria in paragraph (5)(g) and in paragraph (6) of Rule 25-6.049, F.A.C. have been met, and that any cost of future conversion to individual metering will be the responsibility of the customer, consistent with subsection (7) of this rule.
4. Page 31 of the 20 N Ocean Condominium Hotel Prospectus states, "... (however, to the extent that the consumption of any such utility by an individual Unit can be determined, [whether] by submetering or otherwise, the Association or Shared Components Unit Owner, as applicable, may assess each Unit Owner for the costs of such utility service measured and paid for in direct relation to the consumption identified by the applicable

submeter).”¹ Please explain whether 20 North intends to sub-meter the condo-hotel units or any portion of the facilities in Tower 2.

5. Please refer to Section 17.10 of the 20 N Ocean Condominium Hotel Prospectus for the following question. Please explain whether there are any restriction to how long a transient rental guest may stay in a unit owned by a Unit Owner.
6. Rule 25-6.049(5)(g), F.A.C. requires condominiums to meet certain criteria, including that the declaration of condominium requires at least 95 percent of the units are used solely for overnight occupancy as defined in paragraph (8)(b) of the rule. Please explain if the documentation provided by 20 North meets this requirement and if so, state where in its documentation 20 North states that at least 95 percent of the Tower 2 units will be used solely for overnight occupancy.
7. Page 15 of the petition states that that the management of the hotel would turn down thermostats within unoccupied units to prevent unnecessary consumption. Please describe the amount of control hotel management anticipates to have over the HVAC in the condo-hotel units.

Please file all responses electronically no later than June 24, 2025, via the Commission’s website at www.floridapsc.com by selecting the Clerk’s Office tab and Electronic Filing Web Form. In addition, please email the filed response to discovery-gcl@psc.state.fl.us and add this email address on the service list block associated with the PSC attorney assigned to this docket. If you have any questions please contact me at champson@psc.state.fl.us or at (850) 413-6676.

Thank you,

/s/Corey Hampson

Corey Hampson

Economic Supervisor

cc: Office of the Commission Clerk

¹ Document No. 04133-2025.