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STATE OF FLORIDA



DIVISION OF ENGINEERING  
TOM BALLINGER  
DIRECTOR  
(850) 413-6910

# Public Service Commission

May 31, 2018

Mr. Tim Coleman  
Lake Bradford Estates Mobile Home Park  
P.O. Box 2286  
Rincon, GA 31326

VIA CERTIFIED MAIL

**Re: Docket No. 20170717-WS - Resolution of the Board of County Commissioners of Leon County declaring Leon County subject to the provisions of Section 367, Florida Statutes.**

Dear Mr. Coleman:

On September 28, 2017, Florida Public Service Commission (Commission) staff sent a letter (copy enclosed) to Lake Bradford Estates Mobile Home Park (LBE) regarding LBE's possible exemption from Commission regulation of privately-owned water and wastewater systems in Leon County, Florida. Staff's letter dated September 28, 2017, requested that you respond in writing affirming that LBE does not provide water or wastewater service to the public for compensation.

To date, the Commission has no record of a response from LBE. Please provide your response, with the docket number in the subject line, to the following address by June 14, 2018:

Director, Office of Commission Clerk  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

If you have any questions, please contact Mrs. Melinda Watts by phone at (850) 413-6952 or email at [mwatts@psc.state.fl.us](mailto:mwatts@psc.state.fl.us).

Sincerely,

A handwritten signature in purple ink that reads "Melinda Watts".

Melinda Watts  
Engineering Specialist  
Division of Engineering

MW:pz

Enclosure

cc: Office of Commission Clerk (DN 20170171-WS)

STATE OF FLORIDA



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## Public Service Commission

September 28, 2017

Mr. Tim Coleman  
Lake Bradford Estates Mobile Home Park  
P.O. Box 2286  
Rincon, GA 31326

**Re: Docket No. 20170171-WS - Resolution of the Board of County Commissioners of Leon County declaring Leon County subject to the provisions of Section 367, Florida Statutes.**

Dear Mr. Coleman:

The Board of County Commissioners of Leon County (County) adopted Resolution No. R17-12 on June 20, 2017. The resolution transferred jurisdiction over privately-owned water and wastewater utilities in Leon County to the Florida Public Service Commission (FPSC or Commission), effective the date the County voted on the resolution. A copy of the Commission's order acknowledging the transfer of jurisdiction is provided as Enclosure 1.

The FPSC is a state agency which provides service regulation over the provision of service to utility customers, and economic regulation over utility rates and charges pursuant to Chapter 367, Florida Statutes (F.S.). Our jurisdiction is separate and distinct from the jurisdiction of the Florida Department of Environmental Protection and your local water management district. Section 367.022, F.S. (Enclosure 2), provides a list of exemptions from FPSC regulation.

Based on your conversation with Commission staff, it appears that Lake Bradford Estates Mobile Home Park is exempt from Commission regulation based on Section 367.022(5), F.S. Please provide a written response by October 27, 2017, affirming that Lake Bradford Estates Mobile Home Park is a landlord providing service to its tenants without specific compensation for the service.

However, the owner of Lake Bradford Estates Mobile Home Park 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, F.S., it should inform the Commission within 30 days of such change so that its status may be reevaluated.

Please be advised that pursuant to Section 837.06, F.S., whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in Sections 775.082 or 775.083, F.S.

Mr. Tim Coleman  
September 28, 2017  
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Your response should include the docket number and be mailed to :

Director, Office of Commission Clerk  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

If you have any questions, please contact Mrs. Melinda Watts by phone at (850) 413-6952 or email at [mwatts@psc.state.fl.us](mailto:mwatts@psc.state.fl.us).

Sincerely,

A handwritten signature in cursive script that reads "Melinda Watts" followed by a stylized flourish.

Melinda Watts  
Engineering Specialist  
Division of Engineering

MW:tj

cc: Office of Commission Clerk (DN 20170171-WS)

Enclosures