

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: February 6, 2026

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Clayton K. Lewis, Utilities System/Engineering Specialist, Division of Engineering *CL LK*

RE: Docket No. 20250103-WS - Application for amendment of Certificate Nos. 681-W and 581-S to add and delete territory in Sumter County, by Middleton Utility Company, LLC.

Docket No. 20250104-WS - Application for amendment of Certificate Nos. 677-W and 577-S to add and delete territory in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.

Please place the attached email message chain in response to staff's request for additional information, in the above referenced docket files.

CL/da

Attachment

From: [Keating, Beth](#)
To: [Lee Smith](#)
Subject: RE: Gibson and Middleton
Date: Tuesday, February 3, 2026 2:58:35 PM
Attachments: [image001.png](#)
[image002.png](#)

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Hi, Lee. To follow up and confirm, as with both Gibson Place and Middleton Utilities, a new utility, which will be an affiliate of The Villages® Development, will be formed to serve the deleted area at such time that it becomes necessary and appropriate to arrange for service for potential new residential and commercial customers. As with the other water and wastewater utilities under The Villages® corporate umbrella, the appropriate filings and license requests for such new utility will be submitted to the PSC well in advance.

All the best,
Beth

From: Lee Smith <lsmith@psc.state.fl.us>
Sent: Tuesday, February 3, 2026 2:20 PM
To: Keating, Beth <BKeating@gunster.com>
Subject: RE: Gibson and Middleton

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Good afternoon Ms. Keating. Thank you very much for this quick response. These ERC numbers are what we need. However, we do need an answer regarding the relationship of Gibson with the new utility mentioned in the application. I am unable to send you the applications due to their size. So I copied the text from this section and pasted it below. I am available this afternoon if you would like to discuss this over the phone. Thanks.

PART IV TERRITORY DELETION ADDITIONAL INFORMATION

A. Exhibit _ - Provide a statement specifying the reasons for the proposed deletion of territory.

The deleted area, which is undeveloped, will be included in a future original certificate application for a new Utility. This change is more is to more closely align with the overall development plan for The Villages.

Lee Smith

Public Utilities Supervisor
Florida Public Service Commission
Division of Engineering

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lsmith@psc.state.fl.us

From: Keating, Beth <BKeating@gunster.com>
Sent: Monday, February 2, 2026 4:33 PM
To: Lee Smith <lsmith@psc.state.fl.us>
Subject: RE: Gibson and Middleton

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Lee, below are the responses to your questions. If you have any questions at all, please don't hesitate to give me a call.

- The number of residential and commercial ERCs that are currently being served by the Middleton Utility and Gibson Place Utility systems.
 - GPU – 5,769 ERCs
 - MU – 1,593 ERCs
- The number of current and/or anticipated ERCs that are being added and deleted from each of those systems. If ERCs can't be broken down between residential and commercial for bullet points 1 and 2, total ERCs will be fine.
 - GPU – Addition of 18,273 ERCs
 - MU – Deletion of 1,374 ERCs
- Whether the utility applying for an original certificate (referenced in Gibson's application) to serve the service area being deleted by Gibson will it be owned by the same company, an affiliate company, or parent company.
 - The territory that is being deleted from GPU, and not being incorporated into MU, will be served by a utility to be submitted for PSC approval in the future.

None of us can pull up the original application on the PSC's website, and I don't have Marty's files yet, so if the third one isn't what you were looking for, please give me a call.

All the best,
Beth

From: Lee Smith <lsmith@psc.state.fl.us>
Sent: Friday, January 30, 2026 1:42 PM
To: Keating, Beth <BKeating@gunster.com>
Subject: RE: Gibson and Middleton

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Correct. In other words, the ERCs that are currently served, or anticipated to be served, in those areas at buildout.

Lee Smith

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From: Keating, Beth <BKeating@gunster.com>
Sent: Friday, January 30, 2026 1:38 PM
To: Lee Smith <lsmith@psc.state.fl.us>
Subject: RE: Gibson and Middleton

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O.k. Just so I'm clear, with regard to the number added and deleted due to the change, you want ERCs anticipated to be added to and deleted from the original buildout number?

From: Lee Smith <lsmith@psc.state.fl.us>
Sent: Friday, January 30, 2026 1:34 PM
To: Keating, Beth <BKeating@gunster.com>
Subject: RE: Gibson and Middleton

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Unfortunately that Exhibit doesn't quite have what we need. The information contained in that Exhibit gives the total proposed ERCs at build-out. It's the same for the Middleton application as well.

Lee Smith

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lsmith@psc.state.fl.us

From: Keating, Beth <BKeating@gunster.com>

Sent: Friday, January 30, 2026 1:31 PM

To: Lee Smith <lsmith@psc.state.fl.us>

Subject: RE: Gibson and Middleton

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Lee, I was looking at the Gibson Place application and wondered if attachment IIA-1 provides the information you were looking for in the second bullet regarding that utility, at least as far as part 1 (current/anticipated ERCs)? If so, I think there is a similar exhibit for Middleton. Unfortunately, I don't have the file yet and am unable to load the application from the PSC's website, so I can't confirm.

Beth

From: Lee Smith <lsmith@psc.state.fl.us>

Sent: Friday, January 30, 2026 10:03 AM

To: Keating, Beth <BKeating@gunster.com>

Subject: RE: Gibson and Middleton

This email originated from **outside** of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms. Keating. Thank you for getting back to me so quickly. A response by Monday will be fine. After reviewing things further, below is the additional information we need to process this docket. Please let me know if you have any questions.

- The number of residential and commercial ERCs that are currently being served by the Middleton Utility and Gibson Place Utility systems.
- The number of current and/or anticipated ERCs that are being added and deleted from each

of those systems. If ERCs can't be broken down between residential and commercial for bullet points 1 and 2, total ERCs will be fine.

- Whether the utility applying for an original certificate (referenced in Gibson's application) to serve the service area being deleted by Gibson will it be owned by the same company, an affiliate company, or parent company.

Thanks again and have a weekend.

Lee Smith

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lsmith@psc.state.fl.us

From: Keating, Beth <BKeating@gunster.com>

Sent: Friday, January 30, 2026 8:56 AM

To: Lee Smith <lsmith@psc.state.fl.us>

Subject: Gibson and Middleton

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey, Lee. Just wanted to let you know I got your message and am working on it. A couple of folks are out today, so it may be Monday before I can get back to you. Is that ok.?



Beth Keating | Tallahassee Office Managing Shareholder

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