

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for certificates to provide water and wastewater service in Lake and Sumter Counties, by Gibson Place Utility Company, LLC.

DOCKET NO. 20200185-WS
ORDER NO. PSC-2020-0473-PAA-WS
ISSUED: November 24, 2020

The following Commissioners participated in the disposition of this matter:

GARY F. CLARK, Chairman
ART GRAHAM
JULIE I. BROWN
DONALD J. POLMANN
ANDREW GILES FAY

NOTICE OF PROPOSED AGENCY ACTION
ORDER GRANTING TEMPORARY RULE WAIVER
AND
ORDER GRANTING ORIGINAL WATER AND WASTEWATER
CERTIFICATE NOS. 677-W and 577-S

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action granting a temporary rule waiver, discussed herein, is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

On July 22, 2020, Gibson Place Utility Company, LLC (GPU or Utility) filed its application for original water and wastewater certificates in Lake and Sumter Counties. The area is in the Southwest Florida Water Management District (SWFWMD) and is not in a water use caution area. The Utility anticipates providing water service to approximately 14,977 residential and 3,679 commercial equivalent residential connections (ERCs), and wastewater service to approximately 14,977 residential and 2,818 commercial ERCs, when it reaches build out in 2028. The Utility intends to begin serving customers November 2021.

The Utility's initial application was found to be deficient. The Utility corrected the deficiency on September 9, 2020, making that the official filing date of the completed application. Pursuant to Section 367.031, Florida Statutes (F.S.), we must grant or deny an application for a certificate of authorization within 90 days of the official filing date of the completed application. Therefore, GPU's application must be ruled upon by December 8, 2020.

Together with its application, the Utility filed a petition for temporary waiver of portions of Rule 25-30.033, F.A.C., so that the Utility's initial rates and charges might be set at a date subsequent to the granting of the certificate of authorization. We have 90 days to grant or deny the waiver pursuant to Section 120.542(8), F.S. Commission staff required additional information be provided to process the rule waiver. GPU provided the necessary information on August 18, 2020. Thus, we had until November 16, 2020, to rule on GPU's request for a temporary rule waiver.

The territory proposed to be served by GPU is owned or controlled by a related party that intends to develop the property as age restricted developments as designated by the City of Wildwood and the City of Leesburg. GPU's service area will consist of single-family homes, general and retail office space, and educational, medical, and recreational facilities.

The potable water system for GPU will be supplied by two water treatment plants (WTPs). The WTPs will be designed to supply the demand of the entire service area at build out, which will have an average daily demand of 1.847 million gallons per day (MGD). The water treatment will consist of sodium hypochlorite chlorination. Based on other WTPs in the region, there is a potential that additional treatment may be needed to address aesthetic drinking water conditions to remove hydrogen sulfide or iron. Treatment systems will be added to the WTPs to address these groundwater components if necessary. Ground storage tanks equipped with high service pumps will address peak hour water demands and maintain system pressure.

The GPU wastewater treatment plant (WWTP) will be designed, constructed and operated to treat wastewater to levels acceptable for a public-access reuse irrigation. Backup disposal will be to rapid infiltration basins during wet weather periods or when effluent criteria are not met. The WWTP build out capacity of 2.4 MGD maximum month average daily flow will be constructed in one phase.

We have jurisdiction in this matter pursuant to Sections 367.031, 367.045, 367.081, and 120.542, F.S.

Decision

I. Temporary waiver of Rule 25-30.033(1)(p) and (q), F.A.C.

Rule 25-30.033(1)(p) and (q), F.A.C., directs the applicant for an original certificate to file information necessary for setting initial rates and charges, including: the filing of the existing and projected cost of the system and associated depreciation by year, the existing and projected annual contributions-in-aid-of-construction and associated amortization by year, the projected capital structure, current and projected annual operating expenses, a schedule showing how the proposed rates were developed, a schedule showing how the proposed service availability policy and charges were developed, a schedule showing how the customer deposits and miscellaneous service charges were developed, and a draft of the proposed tariff for the Utility. GPU has asked for a temporary waiver of these rules so that it may receive its certificates from us and then

proceed with other permitting. When GPU has received its permits, it will then be able to provide us with accurate cost estimates, schedules, and cost studies to support initial rates and charges.

Section 120.542, F.S., authorizes us to grant variances or waivers to the requirements of our rules where the person subject to said rules has demonstrated that the underlying purpose of the statute has been or will be achieved by some other means, and that strict application of the rules would cause the person substantial hardship or would violate principles of fairness. “Substantial hardship” as defined in this Section means demonstrated economic, technological, legal, or other hardship.

Section 367.031, F.S., requires each utility seeking to provide water and wastewater service to obtain a certificate of authorization from us prior to obtaining permits from the Department of Environmental Protection (DEP) and the state’s water management districts. Further, Section 367.045(5)(a), F.S., states that we may grant a certificate of authorization if it is in the public interest. The purpose of Sections 367.031 and 367.045, F.S., is to ensure that a utility has the financial and technical ability to provide service and that there is a need for service in the proposed service area.

While GPU has requested a temporary waiver for filing part of the required financial and technical information regarding rate setting, we find that GPU has provided sufficient information to demonstrate that it will have the financial and technical ability to provide water and wastewater service to the proposed service area. The development planned for the GPU territory will need water and wastewater service in 2021. GPU states that the development will consist of 14,977 residential and 3,679 commercial ERCs to be developed in 2021 through 2028. GPU states that although it does not expect to provide service until 2021, Section 367.031, F.S., requires the Utility to obtain certificates from us prior to DEP issuing construction permits. Until such permits are issued, GPU will not have the financial information required for us to set initial rates. Trying to accurately establish initial rates in the absence of such necessary information presents an undue hardship to GPU.¹

We have previously granted a temporary waiver of the rules regarding establishment of initial rates and charges and bifurcated the two parts (granting the certificate, and setting rates) of original certification proceedings.² In the instant case, GPU has met the underlying purpose of Sections 367.031 and 367.045, F.S., because it has demonstrated the technical and financial ability to provide service and a need for service in the proposed territory. In addition, GPU has shown that it will suffer substantial hardship if all of the provisions of Rule 25-30.033, F.A.C., are strictly applied.

¹ Letter from GPU providing further explanation of necessity of the temporary rule waiver, dated August 18, 2020, Document No. 04542-2020.

² See, e.g.: Order Nos. PSC-13-0484-FOF-WS, issued October 15, 2013, in Docket No. 20130105-WS, In re: Application for certificates to provide water and wastewater service in Hendry and Collier Counties, by Consolidated Services of Hendry & Collier, LLC.; and PSC-2017-0059-PAA-WS, issued February 24, 2017, in Docket No. 160220-WS, In re: Application for original water and wastewater certificates in Sumter County by South Sumter Utility Company, LLC.

GPU has requested this waiver until it receives its other permits and is closer to commencing operations. GPU states that it will file its proposed tariffs and other required financial schedules to set initial rates sufficiently in advance of beginning operations so that we would have sufficient time to review and to establish initial rates and charges. GPU expects to file the information required to set initial rates and charges in the first quarter of 2021, which will be at least eight months prior to the November 2021 date GPU plans to commence service to customers. Waiving the portions of Rule 25-30.033, F.A.C., requiring information to be filed for the setting rates (i.e. Paragraphs (1)(p) and (q) of the rule) would not prevent us from determining 1) whether GPU has the technical and financial ability to provide service, and 2) the need for service in the proposed territory. Rates can be set at a later date and would not impact those determinations. Therefore, the public interest can still be served, and the planning of GPU can still be facilitated, without requiring the Utility to comply with the rate setting portion of Rule 25-30.033, F.A.C., at this time.

We find that GPU has met the requirements found in Section 120.542, F.S., and grant GPU's petition for temporary waiver of Rule 25-30.033(1)(p) and (q), F.A.C., until the Utility has completed its permitting and is closer to commencement of operations. GPU shall send us a status update every six months from the date of this Order as to the status of 1) the Utility's permitting with DEP and SWFWMD, and 2) the anticipated date of the commencement of its operations.

II. GPU Application for Water and Wastewater Certificates

As stated above, GPU filed an application for original water and wastewater certificates to provide service in Lake and Sumter Counties on July 22, 2020. The application is in compliance with the governing statute, Section 367.045, F.S., and other pertinent statutes and administrative rules concerning an application for original certificates.

a. Notice

The application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. The notice of application for an initial certificate of authorization for water and wastewater certificates was mailed to the entities required on August 4, 2020, and published as required on August 6, 2020. No objections to the notice of application have been received and the time for filing such objections has expired.

b. Land Ownership and Service Territory

GPU submitted recorded executed easements in the name of the Utility as required by Rule 25-30.033(1)(m), F.A.C. Adequate service territory and system maps and a territory description have been provided as prescribed by Rule 25-30.033(1)(j), F.A.C. A description of the territory requested by the applicant is appended to this Order as Attachment A.

c. Financial and Technical Ability

Rule 25-30.033(1)(h), and (i), F.A.C., requires a statement showing the financial and technical ability of the applicant to provide service, a detailed financial statement, and a list of all entities upon which the applicant is relying to provide funding along with those entities' financial statements. GPU is relying upon the financial backing of its parent, Holding Company of The Villages, Inc. (The Villages). We have traditionally allowed reliance on the parent's financial ability.³ Our reasoning has been the logical vested interest of a parent in the financial stability of its subsidiary. The application contains The Villages' most recent financial statements as well as a letter of commitment from The Villages "to make the financial and operating commitment necessary" for GPU to build and operate the system in Lake and Sumter Counties. We find that The Villages' financial statements and extensive business operations in Florida show adequate and stable funding reserves for the Utility. Therefore, we find that GPU has demonstrated that it will have access to adequate financial resources to operate the Utility.

Regarding technical ability, as stated above, The Villages has experience with operating multiple water and wastewater utilities. These systems are in good standing with DEP. The Utility has also retained experienced engineering, design, permitting, construction, and operation professionals with experience in the development of its other utility systems.

Based on the above, we find that GPU has demonstrated the technical and financial ability to provide service to the proposed service territory.

d. Conclusion

We grant to GPU Certificate Nos. 677-W and 577-S to serve the territory described in Attachment A, effective November 3, 2020. This Order shall serve as GPU's water and wastewater certificates and it shall be retained by the Utility.

III. Approval of initial water and wastewater rates, charges, and return on equity

As discussed above, we must grant or deny the Utility's Application for Original Certificates within 90 days of the filing date of the Application. Reviewing the rates and charges at a later date does not conflict with the requirements in Section 367.045, F.S., to approve or deny certificate applications within 90 days. As we discuss above, there is no harm in bifurcating the rates and charges portion to a later date since the Utility will not be operational until 2021. We have previously approved this method of bifurcation of the certification and the rate setting

³ Order Nos. PSC-17-0059-PAA-WS, issued February 24, 2017, in Docket No. 20160220-WS, In re: Application for original water and wastewater certificates in Sumter County, by South Sumter Utility Company, LLC; PSC-13-0484-FOF-WS, issued October 15, 2013, in Docket No. 20130105-WS, In re: Application for certificates to provide water and wastewater service in Hendry and Collier Counties, by Consolidated Services of Hendry & Collier, LLC; and PSC-12-0224-PAA-WS, issued April 30, 2012, in Docket No. 20090445-WS, In re: Application for original certificates for proposed water and wastewater system and request for initial rates and charges in Indian River, Okeechobee and St. Lucie counties by Grove Land Utilities, LLC.

process.⁴ Therefore, we do not approve initial water and wastewater rates, charges, and return on equity for GPU at this time and will make a determination as that portion of this matter at a later date.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that Gibson Place Utility Company LLC's petition for a temporary waiver of Rule 25-30.033(1)(p) and (q), F.A.C., is granted until GPU has completed its permitting and is closer to commencement of operations. GPU shall send us a status update every six months from the date of this Order as to 1) the status of the Utility's permitting with the Florida Department of Environmental Protection and Southwest Florida Water Management District, and 2) the anticipated date of the commencement of the Utility's operations. It is further

ORDERED that GPU is granted Certificate Nos. 677-W and 577-S to serve the territory described in Attachment A, effective November 3, 2020. This Order shall serve as GPU's water and wastewater certificates and it shall be retained by the Utility. It is further

ORDERED that the certificate portion and the rate-setting portion of this proceeding shall be bifurcated and we will set initial rates, charges, and return on equity for GPU at a later date. Therefore, we do not approve initial water and wastewater rates, charges, and return on equity for GPU at this time.

ORDERED that the provisions of this Order granting the petition for temporary waiver shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that this docket shall remain open to allow for the setting of initial rates, charges, and return on equity at a later date.

⁴ Order No. PSC-17-0059-PAA-WS, issued February 24, 2017, as amended by Order No. PSC-17-0059A-PAA-WS, issued February 27, 2017, in Docket No. 20160220-WS, In re: Application for original water and wastewater certificates in Sumter County, by South Sumter Utility Company, LLC.

By ORDER of the Florida Public Service Commission this 24th day of November, 2020.



ADAM J. TEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

KMS

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), 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.

As identified in the body of this order, our action granting a temporary rule waiver is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on December 15, 2020. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

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 Office of

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Commission Clerk, 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 wastewater utility by filing a notice of appeal with the Office of Commission Clerk 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 Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

**GIBSON PLACE UTILITY COMPANY, LLC
FLORIDA PUBLIC SERVICE
COMMISSION SERVICE AREA
JULY 2020**

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHWESTERLY OF FLORIDA'S TURNPIKE.

AND:

THAT PORTION OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OF-WAY FOR MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THE FOLLOWING DESCRIBED LAND:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN S33°52'42"E, 202.27 FEET, THENCE RUN N66°56'13"E, 149.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501) FOR THE POINT OF BEGINNING THENCE CONTINUE N66°56'13"E, 415.12 FEET; THENCE RUN S23°03'47"E, 396.69 FEET; THENCE RUN S66°56'13"W, 414.82 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501); SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,920.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'23" AND A CHORD BEARING AND DISTANCE OF N23°06'23"W, 396.69 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 397.00 FEET TO THE POINT OF BEGINNING;

AND:

TOGETHER WITH THOSE PORTIONS OF SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT-OF-WAY FOR COUNTY ROAD C470; LESS THAT PORTION OF SAID SECTION 12 LYING IN THE RIGHT-OF-WAY OF FLORIDA'S TURNPIKE;

TOGETHER WITH THAT PORTION OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LYING NORTH OF THE RIGHT OF WAY FOR COUNTY ROAD C470 AND LYING NORTHEASTERLY AND EASTERLY OF MARSH BEND TRAIL (ALSO KNOWN AS COUNTY ROAD 501).

LESS THOSE PORTIONS OF SAID SECTION 10 DESCRIBED AS FOLLOWS: THE NORTH 405.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND LESS THE SOUTH 270.00 FEET OF THE NORTH 675.00 FEET OF THE WEST 885.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; ALSO LESS THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4.

AND

TOGETHER WITH THE EAST 1/2 OF NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS:

COUNTY ROAD C470 RIGHT-OF-WAY.

TOGETHER WITH THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

TOGETHER WITH THE SOUTH 1/2 OF SECTION 13 AND SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTIONS THEREOF LYING SOUTHERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF RUN S00°16'48"W, 1,590.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 9,651.36 FEET AND A CHORD BEARING AND DISTANCE OF N69°01'48"W, 2,583.11 FEET TO WHICH A RADIAL LINE BEARS N28°39'38"W; SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID LINE; THENCE DEPARTING SAID EAST LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°22'51", AN ARC DISTANCE OF 2,590.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN N75°13'45"W, 290.32 FEET; THENCE N80°51'33"W, 267.86 FEET; THENCE N84°40'29"W, 360.25 FEET; THENCE S87°30'39"W, 559.85 FEET; THENCE S82°33'15"W, 283.05 FEET; THENCE S77°23'44"W, 474.36 FEET; THENCE S70°43'26"W, 653.72 FEET; THENCE S73°41'20"W, 779.80 FEET; THENCE S78°15'44"W, 478.13 FEET THENCE S82°14'08"W, 539.95 FEET; THENCE N90°00'00"W, 282.70 FEET; THENCE N82°30'35"W, 297.27 FEET; THENCE N76°33'15"W, 914.81 FEET THENCE N71°26'18"W, 488.25 FEET; THENCE N68°12'01"W, 427.81 FEET; THENCE N59°33'31"W, 456.73 FEET; THENCE N59°06'26"W, 491.06 FEET THENCE N66°59'34"W, 547.87 FEET; THENCE N77°00'45"W, 508.58 FEET; THENCE N88°50'57"W, 1,436.86 FEET THENCE S00°50'57"E, 1,181.41 FEET; THENCE S18°02'39"W, 1,061.02

FEET; THENCE S44°47'44"W, 662.62 FEET; THENCE S49°51'54"W, 730.64 FEET; THENCE S41°57'54"W, 586.89 FEET; THENCE S42°40'07"W, 254.12 FEET; THENCE S35°32'25"W, 310.04 FEET; THENCE S33°42'14"W, 426.20 FEET; THENCE S28°42'01"W, 511.74 FEET; THENCE S25°47'37"W, 537.40 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 22; THENCE ALONG SAID SOUTH LINE RUN N89°46'44"W, 763.10 FEET TO THE POINT OF TERMINUS OF SAID LINE.

TOGETHER WITH ALL OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:

TOGETHER WITH THE EAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND:

TOGETHER WITH THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND:

TOGETHER WITH THE NORTH 1/2 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH ALL OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE WESTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD C470.

AND LESS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE N01°01'02"W ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 2,658.28 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE S89°00'55"W ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 593.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE LEAVING THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 18, N44°00'55"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 95.76 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C470; SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 329.45 FEET; THENCE

S80°29'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 134.83 FEET; THENCE S89°00'55"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,456.67 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N00°59'05"W, A DISTANCE OF 130.00 FEET; THENCE N89°00'55"E, A DISTANCE OF 850.00 FEET; THENCE N00°59'05"W, A DISTANCE OF 850.00 FEET; THENCE N41°56'49"W, A DISTANCE OF 738.95 FEET; THENCE N45°59'05"E, A DISTANCE OF 100.00 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S44°00'55"E, A DISTANCE OF 2,170.00 FEET TO THE POINT OF BEGINNING.

FLORIDA PUBLIC SERVICE COMMISSION

**Authorizes
Gibson Place Utility Company, LLC
Pursuant to
Certificate Number 677-W**

To provide water service in Lake and Sumter Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rule, regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
*	*	20200185-WS	Original Certificate

* **Order Numbers and dates to be provided at time of issuance**

FLORIDA PUBLIC SERVICE COMMISSION

**Authorizes
Gibson Place Utility Company, LLC
Pursuant to
Certificate Number 577-S**

To provide wastewater service in Lake and Sumter Counties in accordance with the provisions of Chapter 367, Florida Statutes, and the Rule, regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
*	*	20200185-WS	Original Certificate

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