

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:** May 02, 2013

**TO:** Office of Commission Clerk (Cole)

**FROM:** Division of Engineering (Rieger) SDG  
Division of Economics (Thompson) KTS  
Office of the General Counsel (Lawson) ABC, MTL

COMMISSION  
CLERK

13 MAY -2 AM 11:04

RECEIVED-FPSC

**RE:** Docket No. 130047-WS – Application for amendment of water and wastewater Certificate Nos. 631-W and 540-S, to extend service area, in Sumter County by Central Sumter Utility Company, LLC.

**AGENDA:** 05/14/13 – Regular Agenda – Interested Persons May Participate

**COMMISSIONERS ASSIGNED:** All Commissioners

**PREHEARING OFFICER:** Brown

**CRITICAL DATES:** None

**SPECIAL INSTRUCTIONS:** None

**FILE NAME AND LOCATION:** S:\PSC\ENG\WP\130047.RCM.DOC

### Case Background

On February 2, 2013, Central Sumter Utility Company, L.L.C. (Central Sumter or Utility) filed an application with the Commission to amend Certificate Nos. 631-W and 540-S to extend service territory in Sumter County. Central Sumter is a Class B utility providing water service to approximately 1,755 customers and wastewater service to approximately 1,756 customers. The Utility's 2012 Annual Report indicates operating revenues of \$501,971 and a net income of \$357,667. The Utility plans to extend its certificated water and wastewater service areas as described in Attachment A.

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

Docket No. 130047-WS  
Date: May 02, 2013

Central Sumter's original water and wastewater certificates were granted in 2005.<sup>1</sup> There has been one certification amendment in 2012<sup>2</sup> to extend service area and to correct the name of the utility. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

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<sup>1</sup> See Order No. PSC-05-0844-FOF-WS, issued August 18, 2005, in Docket 050192-WS, In re: Application for certificates to provide water and wastewater service in Sumter County by Central Sumter Utility Company, L.L.C.

<sup>2</sup> See Order No. PSC-12-0551-FOF-WS, issued October 17, 2012, in Docket 120207-WS, In re: Application for amendment of Certificate Nos. 631-W and 540-S to extend service area in Sumter County by Central Sumter Utility Company, L.L.C. and correction of name to Central Sumter Utility Company, LLC.

### Discussion of Issues

**Issue 1:** Should the Commission approve Central Sumter's application for amendment of Certificate Nos. 631-W and 540-S to extend its water and wastewater territory in Sumter County?

**Recommendation:** Yes. It is in the public interest to amend Certificate Nos. 631-W and 540-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Central Sumter's amended certificates and should be retained by the Utility. The Utility should charge the customers in the territory added herein the rates and charges contained in its current tariffs until a change is authorized by the Commission in a subsequent proceeding. (Rieger)

**Staff Analysis:** The Utility's application to amend its authorized service territory was submitted in accordance to Rule 25-30.036, Florida Administrative Code (F.A.C.). The application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. No objections to the application have been received and the time for filing such has expired.

The proposed service territory is intended to include approximately 1,579 water equivalent residential connections (ERCs) and 1,421 wastewater ERCs. The area will consist of primarily commercial customers. It includes four parcels totaling approximately 177.11 acres, and these parcels are adjacent to the existing service territory. The application contains warranty deeds as evidence that the Utility owns the land upon which the Utility's water and wastewater treatment facilities are located. Adequate service territory maps and territory descriptions have also been provided. The Utility's application included a statement indicating that Central Sumter is an affiliate of The Villages, Inc. (The Villages). The statement went on to say that The Villages is a real estate developing company that will develop the proposed amended territory, and provide the financial and operating support necessary for the Utility to be successful.

The Utility's water treatment plant has a permitted maximum day capacity of 4.320 million gallons per day (mgd), and the projected maximum daily demand at build-out is 3.702 mgd. The wastewater treatment plant has a permitted annual average daily capacity of 1.60 mgd, and the projected annual average daily flow at build-out is 1.347 mgd. The build-out projections include both the existing and proposed service territory projected flows. The Utility indicated in its filing that provisions have been made in the system design for existing lines to be extended into the proposed territory. As such, Central Sumter's facilities appear to be sufficient to provide service to the proposed territory. According to the application, the provision of water and wastewater services in the proposed service territory is consistent with the Sumter County Comprehensive Plan. The Department of Environmental Protection indicates that the Utility is in compliance with all applicable rules and regulations.

Based on the foregoing, staff recommends it is in the public interest to amend Certificate Nos. 631-W and 540-S to include the territory as described in Attachment A, effective the date of the Commission's vote. The resultant order should serve as Central Sumter's amended certificates and should be retained by the Utility. The Utility should charge the customers in the territory added herein the rates and charges contained in its current tariff until a change is authorized by the Commission in a subsequent proceeding.

Docket No. 130047-WS

Date: May 02, 2013

**Issue 2:** Should this docket be closed?

**Recommendation:** Yes. If staff's recommendation in Issue 1 is approved, no further action is required and the docket should be closed. (Lawson)

**Staff Analysis:** If Issue 1 is approved, no further action is required and the docket should be closed.

Central Sumter Utility Company, LLC

DESCRIPTION OF PROPOSED WATER AND WASTEWATER SERVICE  
TERRITORY

AREA "A"

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN WEST 295.00 FEET, SOUTH 295.00 FEET, EAST 295.00 FEET, NORTH 295.00 FEET TO THE BEGINNING; LESS RIGHT-OF-WAY FOR C.R. 466A.

AND

AREA "B"

THE NORTH 305.68 FEET OF THE EAST 285.00 FEET OF THE WEST 528.07 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR C.R. 466A.

AND

AREA "C"

THAT PART OF THE N1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING-DESCRIBED PARCEL:

THAT LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 8 RUN N00°29'25"E, ALONG THE EAST LINE THEREOF A DISTANCE OF 317.95 FEET TO THE NORTHERLY RIGHT-OF-WAY OF C-44A ACCORDING TO THE RIGHT-OF-WAY MAP ON FILE IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N57°12'30"W, 18.62 FEET; THENCE N65°08'45"W, 55.69 FEET; THENCE N64°55'26"W, 27.20 FEET; THENCE N65°09'05"W, 652.79 FEET; THENCE S71°31'02"W, 3.69 FEET; THENCE N65°35'30"W, 10.02 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF COUNTY ROAD 139 AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 193, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N19°25'59"W, 39.56 FEET; THENCE N25°04'43"E, 239.29 FEET TO THE NORTH BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2131, PAGE 399, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.; THENCE DEPARTING SAID

SOUTHEASTERLY RIGHT-OF-WAY AND ALONG SAID NORTH BOUNDARY AND THE SOUTHEASTERLY EXTENSION THEREOF, S65°09'05"E, 715.62 FEET; THENCE DEPARTING THE SOUTHEASTERLY EXTENSION OF SAID NORTH BOUNDARY, S00°57'59"W, 295.85 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF C-44A; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: N65°02'56"W, 21.89 FEET; THENCE N57°12'30"W, 20.22 FEET TO THE POINT OF BEGINNING.

AND

AREA "D"

A PARCEL OF LAND BEING PORTIONS OF SECTIONS 8 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44-A AND LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "KERL & MILLER SUBDIVISION 1ST ADDITION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, SUMTER COUNTY RECORDS, FLORIDA; THENCE N65°13'12"W, ALONG THE SOUTH BOUNDARY LINE THEREOF AND ALONG THE NORTHWESTERLY EXTENSION THEREOF FOR A DISTANCE OF 874.89 FEET; THENCE S22°30'28"W 716.00 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE N89°28'01"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 611.48 FEET; THENCE DEPARTING SAID SOUTH LINE, S00°25'18"E, 471.13 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 44; THENCE THE FOLLOWING COURSES ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE: S70°31'17"E, 296.92 FEET; THENCE S71°43'13"E, 300.33 FEET; THENCE S70°31'17"E, 350.12 FEET; THENCE S69°02'54"E, 2190.00 FEET; THENCE N20°57'06"E, 293.00 FEET; THENCE S69°02'54"E, 312.68 FEET; THENCE S00°40'13"W, 307.04 FEET; THENCE S69°02'55"E, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF STATE ROAD 44 RUN NORTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8; THENCE RUN NORTHERLY TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4; THENCE RUN EASTERLY TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4; THENCE ALONG THE EAST LINE OF SECTION 8, RUN NORTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT

THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF AFORESAID KERL & MILLER SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHWESTERLY ALONG SAID EXTENSION LINE AND EASTERLY SUBDIVISION LINE TO THE POINT OF BEGINNING.

CONTAINING 177.11 ACRES, MORE OR LESS.

**FLORIDA PUBLIC SERVICE COMMISSION**

**authorizes  
Central Sumter Utility Company, LLC  
pursuant to  
Certificate Number 631-W**

to provide water service in Sumter County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, 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.

Order Number	Date Issued	Docket Number	Filing Type
PSC-05-0844-FOF-WS	08/18/2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	10/17/2012	120207-WS	Amendment and Name Correction
*	*	130047-WS	Amendment

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



**FLORIDA PUBLIC SERVICE COMMISSION**

**authorizes  
Central Sumter Utility Company, LLC  
pursuant to  
Certificate Number 540-S**

to provide water service in Sumter County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, 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.

Order Number	Date Issued	Docket Number	Filing Type
PSC-05-0844-FOF-WS	08/18/2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	10/17/2012	120207-WS	Amendment and Name Correction
*	*	130047-WS	Amendment

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