

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-**

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**DATE:** March 27, 2014

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

**FROM:** Division of Engineering (Lee, Hill) *CLC*  
Division of Economics (Bruce) *EB*  
Office of the General Counsel (Barrera) *PO* *JWD*  
*SC* *MB*

**RE:** Docket No. 130291-WS – Application for amendment of Certificate Nos. 631-W and 540-S in Lake County by Central Sumter Utility Company, LLC.

**AGENDA:** 04/10/14 – Regular Agenda – Interested Persons May Participate

**COMMISSIONERS ASSIGNED:** All Commissioners

**PREHEARING OFFICER:** Administrative

**CRITICAL DATES:** None

**SPECIAL INSTRUCTIONS:** None

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### Case Background

On December 17, 2013, Central Sumter Utility Company, LLC (Central Sumter or Utility) filed an application with the Commission to amend Certificate Nos. 631-W and 540-S to add territory in Lake County. On February 2, 2013, the Utility requested an amendment to its territory to provide service to an additional 1,579 water and 1,421 wastewater customers which was granted on May 29, 2013<sup>1</sup>. The Utility is therefore a Class B Utility, providing water services to approximately 3,334 water and 3,177 wastewater customers in Sumter County. The Utility plans to extend its service territory in order to provide water and wastewater service to approximately 2,041 residential and commercial customers in the new service area, within Lake County.

<sup>1</sup> See Order No. PSC-13-0231-FOF-WS, issued May 29, 2013, in Docket No. 130047-WS, In re: 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.

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Central Sumter's original water and wastewater certificates were granted in 2005. There have been two amendments to the certificates in 2012 and 2013. The Commission has jurisdiction pursuant to Section 367.045, Florida Statutes (F.S.).

### **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 Lake County?

**Recommendation:** Yes. Staff recommends that it is in the public interest to amend Certificate Nos. 631-W and 540-S to include the territory as described on 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. (Hill, Lee)

**Staff Analysis:** The Utility's application to amend its authorized service territory is in compliance with the governing statute, Section 367.045, F.S., and 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 serve approximately 2,041 additional customers, including both residential single-family homes and commercial customers, in an area of approximately 353 acres adjacent to the Utility's existing service territory, of approximately 6,106 acres. The application contains a warranty deed as evidence, that the Utility owns the land upon which the Utility 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. Based on projection with the inclusion of the proposed extension, the water treatment plant has a projected maximum daily demand at build-out that is within the 4.320 mgd maximum capacity for the water treatment plant. Likewise, the projected daily demand at build-out is within the 1.60 mgd capacity for the wastewater treatment plant. According to the application, the provision of water and wastewater services in the proposed service territory is consistent with the Lake County Comprehensive Plan, and there are no outstanding Consent Orders or Notices of Violation from DEP.

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 on 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.

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**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. (Barrera)

**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 SERVICE TERRITORY

THAT LAND LYING IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, RUN N00°42'56"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 1,327.16 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN S89°13'33"E, ALONG THE NORTH LINE OF SAID SOUTH 1/4 A DISTANCE OF 852.06 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,489.39 FEET AND A CHORD BEARING AND DISTANCE OF S80°18'19"E, 468.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°05'57" , A DISTANCE OF 470.49 FEET; THENCE S89°21'18 "E, 675.67 FEET; THENCE N00°44'03"E, 34.00; THENCE S89°21'18"E, 664.02 FEET; THENCE S00°44'17 "W, 60.00 FEET; THENCE N89°21'18"W, 22.00 FEET; THENCE S00°44'17 "W, 219.22 FEET; THENCE S89°16'30"E, 67.27 FEET; THENCE S00°39'26"W, 50.56 FEET; THENCE S89°18'44"E, 660.00 FEET; THENCE N00°38'44"E, 295.87 FEET; THENCE S89°14'18"E, 632.42 FEET; THENCE N00°43'59 "E, 34.00 FEET; THENCE S89°14'18"E 339.35 FEET; THENCE S00°43'54"W, 34.00 FEET; THENCE S89°14'18"E, 1203.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 200.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE S00°56'55"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.51 FEET TO THE NORTHEAST CORNER OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S00°47 ' 54"W, ALONG THE EAST LINE OF THE WEST 200.00 OF SAID SECTION 8 A DISTANCE OF 1,184.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, S89°40'49 "E, ALONG SAID NORTH LINE A DISTANCE OF 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, S00°46'30"W, 425.68 FEET; THENCE S31°15'56 "W, 733.08 FEET; THENCE S00°47 ' 54"E, 35.45 FEET ; THENCE S43°54'50 "E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35 E, 31.06 FEET; THENCE S27°16'42 E, 46.23 FEET; THENCE S36°00'06 E, 62.89 FEET ; THENCE S26°28'20 E, 49.91 FEET; THENCE S32°28 ' 21 E, 80.27 FEET; THENCE S29°57'55 E, 60.93 FEET; THENCE S75°47'10 E, 99.18 FEET; THENCE S07°22'59 E, 55.03 FEET; THENCE S04°58'53 E, 28.31 FEET; THENCE S03°51'23 E, 57.52 FEET; THENCE S03°23'32 W, 15.26 FEET; THENCE S75°48'45 WI 38.64 FEET; THENCE S12°05'00"W, 92 . 40 FEET; THENCE S24°08'42 "W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W,

48.54 FEET; THENCE S62°49'12"W, 50.56 FEET ; THENCE S59°14 ' 26"W1 52.64 FEET; THENCE S70°58'32"W1 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH LINE, N89°06'25 "W, 425.00 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE, RUN S00°39'15"W, ALONG THE EAST LINE OF SAID NORTH 1/2 A DISTANCE OF 663.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID EAST LINE, RUN N89°07'29"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 1,339.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°38'09"E, ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 664.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7 : THENCE DEPARTING THE WEST LINE OF SAID NORTH 1/2, RUN N00°46'30"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,320.73 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE, RUN N88°56'57"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 2,644.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 ; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'09"E, ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 1,329.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, N00°40'16 "E, 2,658.38 FEET TO THE POINT OF BEGINNING.

**FLORIDA PUBLIC SERVICE COMMISSION**

**Authorizes  
Central Sumter Utility Company, LLC  
Pursuant to  
Certificate Number 631-W**

to provide water service in Lake 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
PSC-13-0231-FOF-WS	05/29/2013	130047-WS	Amendment
*	*	130291-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 wastewater service in Lake 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
PSC-13-0231-FOF-WS	05/29/2013	130047-WS	Amendment
*	*	130291-WS	Amendment

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