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February 18, 2025

**E-Portal**

Mr. Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

**Docket No. 20240144-SU – Application for amendment of Certificate No. 104-S to extend service to Oak Stone Development in DeSoto County and petition for approval of special developer agreement and service availability charges, by Ni Florida, Inc.**

Dear Mr. Teitzman:

Attached for filing, please find Ni Florida, Inc.'s Late Filed Exhibit 6 to its Application in the above-referenced docket.

Thank you for your assistance with this filing.

Kind regards,

Beth Keating  
Gunster, Yoakley & Stewart, P.A.  
215 South Monroe St., Suite 601  
Tallahassee, FL 32301  
(850) 521-1706

Enclosure



**PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

02/10/25

as well as being posted online at [www.yoursun.com](http://www.yoursun.com) and [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 10th day of February, 2025

(Signature of Notary Public)



Personally known  X  OR   Produced Identification

**Notice of Application for Amendment to Certificate of Authorization to Extend Service Area**

Notice is hereby given this 9th day of February, 2025 that Ni Florida, Inc., pursuant to Section 367.045, Florida Statutes, has filed an application with the Florida Public Service Commission requesting to amend its wastewater certificate to enable it to provide wastewater service in DeSoto County, Florida, to a new development, referred to as Oak Stone in the area described as follows:

A tract of land located in Section 29 and 30, Township 39 South, Range 23 East, DeSoto County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 30, run thence N. 00°04'04" E., along the West line of said Section 30, 2188.72 feet to a point on the Northwesterly right of way of former Seaboard Coastline Railroad; thence N. 51°14'02" E., along said Northwesterly right of way, 4986.09 feet to the North line of said Section 30; thence N. 89°53'26" W., 799.38 feet; thence S.00°01'12"E., 520.04 feet; thence N. 89°53'04"W., 2883.60 feet to a point on the West line aforesaid Section 29; thence N. 89°14'49" W., 3311.55 feet; thence S.00°02'53"W., 2192.59 feet to the South line aforesaid Section 30; thence N. 89°07'20" W., 1999.84 feet to the POINT OF BEGINNING.

The title is: **Application for amendment to Certificate No. 104-S to extend service to Oak Stone Development in DeSoto County and petition for approval of special developer agreement and service availability charges, by Ni Florida, Inc.** The Docket number for the application is Docket No. 20240144-SU. Any objections to the Application must be made in writing and filed with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, no later than 30 days from the last date this Notice was mailed or published, with a copy to Beth Keating, Esquire, Gunster Law Firm, 215 S. Monroe St., Tallahassee, Florida 32301. The objection must state the grounds for the objection with particularity.

(County Road 769); thence along said Westerly right of way the following four (4) courses: 1) S.26°58'15" W., 176.42 feet; 2) S.29°13'31" W., 74.10 feet; 3) S.63°47'30" E., 17.90 feet; 4) S.26°12'30" W., 1236.72 feet to the North right of way of 33rd Avenue, thence S.89°36'40" W., along said North right of way 681.34 feet to the West right of way of Rainey Street; thence S.00°06'22"W., along said West right of way 320.01 feet to the South right of way of 32nd Avenue; thence N. 89°36'40" E., along said North right of way 523.88 feet to aforesaid Westerly right of way of State Road S-741; thence S.26°12'30" W., along said Westerly right of way 305.52 feet; thence leaving said Westerly right of way, run N. 89°53'26" W., 799.38 feet; thence S.00°01'12"E., 520.04 feet; thence N. 89°53'04"W., 2883.60 feet to a point on the West line aforesaid Section 29; thence N. 89°14'49" W., 3311.55 feet; thence S.00°02'53"W., 2192.59 feet to the South line aforesaid Section 30; thence N. 89°07'20" W., 1999.84 feet to the POINT OF BEGINNING.

Common street names bordering the proposed service area: Kings Highway (CR 769), Raintree Boulevard, 33 rd Avenue, Rainey Street

For more information about this Notice, please contact the Utility at the address below:  
Ni Florida, Inc.  
c/o Sean Twomey, President  
200 Weathersfield Ave.  
Altamonte Springs, FL 32714  
Phone: (866) 842-8432  
Fax: (407) 869-6961  
Publish: 02/10/25  
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**AFFIDAVIT**

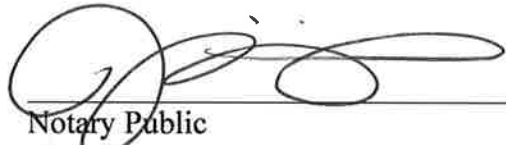
STATE OF FLORIDA)

COUNTY OF Geminole

I hereby certify that on this 17th day of February, 2025, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Seán Twomey, who, being first duly sworn, states that he is President of Ni Florida Inc. and BU President of Sunshine Water Services, is fully qualified and acting in that capacity, and is authorized to make this oath that Ni Florida, Inc. has provided notice of its Application to Amend its Certificate to Extend Service to Oak Stone Development in DeSoto County, and that to the extent that the statement herein is derived from or dependent upon the knowledge of others, he believes such to be true and accurate.

In Witness Whereof, I have hereunto set my hand and seal in the State and County aforesaid as of this 17th day of February, 2025.



  
\_\_\_\_\_  
Notary Public  
State of Florida, at Large

My Commission Expires:  
10-02-2026